

BRUCE MACLACHLAN, *Mayor*  
 LEE SCHNEIDER, *Deputy Mayor*  
 GERARD CLAUSS, *Committeeman*  
 THEODORE COSTA, *Committeeman*  
 LEILA GILMORE, *Committeewoman*

PAULA L. KOSKO, *Administrator/Clerk*



P.O. Box 477  
 One Hainesport Centre  
 Hainesport, New Jersey 08036

Phone (609) 267-2730  
 Fax (609) 261-4762

**FY21 Application for EPA Brownfields Site Specific Cleanup Grant  
 Former Paul's Tank Cleaning Service Site, Hainesport Township, NJ**

Narrative Information Sheet

Pertinent applicant information:

1. Applicant Identification: Hainesport Township  
 1401 Marne Highway  
 PO Box 477  
 Hainesport NJ 08036  
 (609) 267-7114 - Phone  
 (609) 261-4762 - Fax
  
2. Funding Requested:
  - a. Grant Type – Single Site Cleanup
  - b. Federal Funds Requested - \$500,000
  - c. Contamination –Hazardous Substances
  
3. Location: Township of Hainesport, Burlington County, New Jersey
  
4. Property Information: Former Paul's Tank Cleaning Service Site  
 1225 Industrial Boulevard  
 Hainesport, NJ 08036
  
5. Contacts:
  - i) Project Director: Ms. Paula Kosko  
 Hainesport Township, Municipal Building  
 1401 Marne Highway  
 PO Box 477  
 Hainesport, NJ 08036  
 (609) 267-7114 - Phone  
 (609) 261-4762 – Fax
  
  - ii) Chief Executive: Mayor Bruce MacLachlan  
 Hainesport Township, Municipal Building  
 1401 Marne Highway  
 PO Box 477  
 Hainesport, NJ 08036  
 (609) 267-2730 - Phone  
 (609) 261-4762 - Fax

6. Population: Population of the Township of Hainesport: 6,048  
(Source: 2018: ACS 5-Year Estimates)

7. Other Factors Checklist: Please see below.

<b>Other Factors</b>	<b>Page #</b>
Whether the community population is 10,000 or less;	<b>1</b>
Whether the applicant is a federally recognized Indian tribe or United States territory or whether the project is assisting a tribe or territory;	
Whether the proposed brownfield site(s) is impacted by mine-scarred land;	
Whether a secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; and whether secured resource is identified in the Narrative and substantiated in the attached documentation;	
Whether the proposed site(s) is adjacent to a body of water;	
Whether the proposed site(s) is in a federally designated flood plain;	
Whether reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	

8. Letter from the State or Tribal Environmental Authority: Please see attached.



## State of New Jersey

PHILIP D. MURPHY  
*Governor*

Department of Environmental Protection  
Site Remediation and Waste Management Program  
Office of Brownfield and Community Revitalization

CATHERINE R. MCCABE  
*Commissioner*

SHEILA Y. OLIVER  
*Lt. Governor*

Mail Code 401-06A  
P.O. Box 402  
401 E. State Street  
Trenton, New Jersey 08625

October 5, 2020

Mr. Andrew Wheeler, Administrator  
US Environmental Protection Agency  
1200 Pennsylvania Ave, N.W.  
Washington, DC 20460

RE: USEPA Cleanup Grant Application for Paul's Tank Farm, Township of Hainesport, New Jersey

Dear Administrator Wheeler:

On behalf of the New Jersey Department of Environmental Protection, I am endorsing the Township of Hainesport's application to the United States Environmental Protection Agency (USEPA) for a Cleanup Grant to conduct environmental remediation of a site once operated by Paul's Tank Cleaning Service.

Paul's Tank Cleaning Service operated on the proposed site from 1962 to 1982. Over two decades, the company cleaned out residual waste from tanks at schools, factories and ships on the Philadelphia waterfront. EPA conducted an initial emergency removal action in 2010-2014 by request of the New Jersey Department of Environmental Protection (NJDEP). The emergency action involved the cleaning and removal of tanks, contaminated surface soils and the installation of groundwater monitoring wells. The site continues as an active case with the NJDEP. The Township, which now owns the property, has conducted further investigation and found that several areas of concern still impact the site and its ability to be reused. Recent investigations have identified the scope of contaminants found on the property and provide a plan and cost estimate for remediation. Once remediated, this site can then be prioritized for redevelopment.

Please accept this letter of support for the Township of Hainesport Cleanup Grant application. If I can be of further assistance, I may be reached at (609) 633-1223, or [William.Lindner@dep.nj.gov](mailto:William.Lindner@dep.nj.gov).

Sincerely,

William J. Lindner, Manager  
Office of Brownfield & Community Revitalization

Cc:  
Paula Kosko, Hainesport Township  
Laura Burnham, BRS, Inc.

**HAINESPORT TOWNSHIP, NEW JERSEY**  
**APPLICATION FOR 2021 U.S. ENVIRONMENTAL PROTECTION AGENCY**  
**BROWNFIELDS CLEANUP GRANT**

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Target Area and Brownfields**

i. Background and Description of Target Area: Hainesport Township is a small south Jersey community of 6.5 square miles and 6,048 people located along the Rancocas River.<sup>1</sup> The Rancocas plays a big part in the history of Hainesport - at the edge of town it forks into two branches with the north branch creating the northern border of the township and the south branch meandering through the center. In the 1840s, the town was a significant steamboat port for agricultural goods to be transported on the river to Philadelphia and beyond. Industry soon followed and from the 1850s until the 1930s, Hainesport was a center for iron works with a major cast iron pipe foundry. After the demise of this pioneering industry, the population declined sharply to a village of less than 1,000 people until the 1990s when the township experienced two decades of rapid population growth. Farmland was rapidly converted into high end residential housing due to the town's proximity to Philadelphia. Our once balanced rural community, evenly split between industrial and farming uses, suddenly experienced the impacts of aggressive residential development with increased population density and income disparity. Furthermore, this suburbanization exposed environmental issues left by past industrial uses that now demanded attention. Over a dozen confirmed and/or potentially contaminated sites have been identified here, which have threatened health and safety, limited redevelopment and created pockets of blight.

The proposed cleanup site was once an industrial tank cleaning facility, the defunct Paul's Tank Cleaning Service, known locally as "Paul's Tank Farm," on the southeast side of the Township - a short distance from the main commercial corridor of NJ Route 38 and within the Lawrence Boulevard Redevelopment Area. The properties adjoining the Site are industrial, former industrial and agricultural parcels with commercial and residential properties, including the low income Davenport Village, in the near vicinity. Agricultural fields are located to the north and east, vacant former industrial lots known as the Former EMI/Stavola property are located to the west, and industrial companies including HOPPECKE Batteries Inc. and Teleflex Medical are located to the south. Paul's Tank Farm is problematic for the community for not only its record of environmental contamination but for its location in the middle of limited developable land left in the township that can be consolidated for larger development. As Paul's Tank Farm is the most severely contaminated, costs associated with the cleanup of this site are hindering the redevelopment of the entire 56-acre redevelopment area. Furthermore, the site is located in the census block (001), the area of the township with the most vulnerable and disadvantaged residents.

ii. Description of Brownfield Site: The Site was farmland until 1962, when Paul's Tank Farm opened, and the business operated there continuously until shuttered in 1982. During this period, the company cleaned out residual waste from tanks at schools, factories, and ships on the Philadelphia waterfront. Much of this waste was brought to Hainesport for storage and disposal. The Site was abandoned in 1982 when Paul's Tank Farm was ordered by the NJ Department of Environmental Protection (NJDEP) to cease operations due to violations of the Solid Waste Management Act and the Spill Compensation and Control Act. This Site is in a strategic location

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<sup>1</sup> Source: 2018: ACS 5-Year Estimates

within a large tract of developable land, however developer concerns about environmental risks has stymied reuse of the 3-acre Paul's Tank Farm, as well as surrounding properties for almost 40 years. To unlock the area's potential, in 2006 the Township acquired the property via tax foreclosure. Following a request from NJDEP, EPA's Removal Assessment and Enforcement Section conducted a removal assessment which included site visits in 2008. During this assessment, there was evidence that the Site was being utilized for recreational activities such as paintball and the riding of all-terrain vehicles. Furthermore, there were a total of fifteen tanks and/or tank trucks present at the Site, and many of the hatches were open and easily accessible. At least eight of the tanks had leaked waste oil and sludge. It was determined that off-site migration of these substances presented a threat to the public and the environment.

In 2010-2014, EPA conducted a removal action to address the elevated levels of hazardous substances in soils associated primarily with a former 20,000 gallon storage tank and a former unlined lagoon. The emergency action involved the cleaning and removal of tanks and tanker trucks, contaminated surface soils and the installation of groundwater monitoring wells. A potential developer conducted additional investigation and found several areas of concern remaining. Identified contaminants include elevated levels of PCBs, PCE, and chromium in soils and styrene, 2-methylnaphthalene, acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, pentachlorophenol and arsenic in the groundwater. As a result, the developer declined to pursue the proposed development, and the site remains an active case with the NJDEP (PI No. G000005219). Investigation in 2019 on the two privately owned lots to the west uncovered further contamination stemming from the Paul's Tank Farm site. Today, the site property is a relatively flat, vacant parcel containing sandy soils with limited vegetation. The topographic gradient of the immediate surrounding area slopes generally to the west towards the south branch of Rancocas Creek, located approximately 2,260 feet away.

## **b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans: With community support and participation, township planning efforts over the past two decades have focused on commercial/industrial redevelopment of Hainesport's limited available land. Due to our small geographic footprint (less than 7 square miles), economic growth and jobs are a critical need. Paul's Tank Farm is one of nine lots, totaling 56 acres, designated in the 2019 Lawrence Boulevard Redevelopment Area. This plan replaces a former 2004 Industrial Boulevard plan which included the same parcel boundaries targeted for commercial reuse and acknowledges that attracting private investment for redevelopment has been a challenge. The 2019 plan calls for mixed use redevelopment and included significant public input, including a widely advertised public meeting and a public presentation at the Land Use Board.

The Township has taken a proactive role in attracting developers to old industrial sites, not only taking ownership of difficult parcels, but conducting environmental assessments and remediation as funds allow. We have put the plans in place, including the Lawrence Boulevard Redevelopment Area Plan which assists potential developers by smoothing the path for possible rezoning and we offer an incentive pilot program for tax benefits over 30 years. However, the risks and required cleanup costs of the Paul's Tank Farm parcel presents a major hurdle. Assistance in completing the cleanup of this 3 acres will leverage not only the return of the Site to productive and safe use but will leverage significant redevelopment potential of the neighboring acreages.

ii. Outcomes and Benefits of Reuse Strategy: The cleanup of the former Paul's Tank Farm will benefit residents by catalyzing private investment in commercial and industrial uses that can

increase tax revenues and property values by putting vacant land back on the tax rolls. A proposed development for the adjoining parcels to the west of the Paul's Tank Farm site would result in 60,000 square feet of warehousing, a \$3.7 million investment, and 40 permanent jobs. If the developer were able to incorporate the subject site as desired, it would provide an additional 30,000 square feet of warehouse space, 20 full time jobs, and \$1.74 million in investment. However, the contamination of the Paul's Tank Farm parcel and its potential impact on the adjoining lots threatens both scenarios. If redevelopment were able to move forward, employment for residents would be expanded, thus enhancing economic opportunity for the community. As these jobs would be within walking distance of the low income Davenport Village and a proposed new housing project, it would directly benefit the residents that currently suffer from the blight of this site. The Lawrence Boulevard Redevelopment Plan also provides design guidelines to promote energy efficiency and sustainable building practices including strategies to recycle building materials, minimize HVAC loads, and environmental measures such as site trees and native plants.

### **c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse: Alleviating the risk for developers will pave the way for more private sector investment to fully build out the Lawrence Boulevard Redevelopment Area. From current developer interest in building more warehouse space, we have confidence that redevelopment will be successful. Indications are that the cleanup of the Paul's Tank Farm site will leverage an estimated \$1.7 million in private investment; and if fully realized, the entire Lawrence Boulevard Redevelopment Area is estimated to leverage over \$36.44 million. The cleanup funded through this grant will complete the investment made thus far in Paul's Tank Farm, which includes: significant time invested in the acquisition of the property, reuse planning, marketing to developers, and work with EPA and DEP on the removal action. Actual dollars (documentation attached) are \$64,288 invested by a potential developer to conduct a Phase I/II; \$26,522 in redevelopment planning, and \$900,000 for the EPA emergency removal action.

ii. Use of Existing Infrastructure The target Site will reuse existing infrastructure, as the Lawrence Boulevard Redevelopment Area is along the Rt. 38 corridor. This four-lane highway is part of a critical transportation network, connecting with Interstate 295 and the New Jersey Turnpike (I-95) which are adjacent to the Township to the east. These major arteries easily connect potential businesses north and south to New York, Baltimore and their ports. Heading west, Hainesport is within 30 minutes of several bridges to Philadelphia, its port and beyond. Gas, sewer and electric utilities are accessible along Route 38 and Lumberton Road. This infrastructure links Paul's Tank Farm to the larger transportation infrastructure, making it a desirable site for industrial and warehousing development.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

i. The Community's Need for Funding: With a population of just over 6,000 and an annual operating budget of only \$2.5 million, the estimated \$600,000 required to complete the remediation of the Paul's Tank Farm site is not possible without grant funding. Hainesport struggles with the financial capacity to address the numerous brownfield sites within our borders, implement reuse strategies and turn around the multiple vacant/underutilized parcels that negatively impact our community. In the past decade, the rapid population growth experienced in the early 90s has reversed, and the Township has experienced a population decline, with a significant trend of increasing senior households. The Township has a neighborhood of low and moderate housing and offers incentives to attract the development of additional affordable housing. A major goal for the redevelopment of our highway corridors is to provide local accessible jobs and lower the tax burden for our families and seniors.

The Township has been unable to realize revenues from the sale of municipally-owned property to developers, and has had to self-fund environmental work and turn the property over to developers at little or no cost for redevelopment to occur. In addition, private owners often approach the Township for assistance in assessing their privately owned brownfield sites, as without this assistance they are unable to attract a buyer to redevelop their properties. In short, Hainesport is unable to provide funding for this work; without EPA Cleanup Grant funding, the proposed site will remain vacant and underutilized, potentially blocking the successful redevelopment of a significant portion of the redevelopment area. These vacant sites represent lost opportunities for the provision of commerce, jobs and ratables. Producing no tax revenue, they instead create an economic burden as the Township must maintain and police the properties.

## ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations<sup>2</sup>: Older adults are particularly sensitive to the public health impacts of brownfields and 16.5% of Hainesport residents are age 65 or older, compared to just 14.9% and 15.1% in the US and New Jersey respectively<sup>3</sup>. Of that number over 28% are disabled. Across Rt. 38 from the target Site are 39 affordable housing units and 220 single family units for ages 55+ in the Glen at Masons Creek. Many of our seniors are part of an intergenerational family where 40% are responsible for their grandchildren. Small pockets of high-end housing with high salary residents statistically hides the disparity in wealth among our people. For example, 9.5% of children in the Hainesport schools live in poverty – a number that has almost doubled since the 2010 census while national and state trends have gone down. (SAIPE 2017) According to 2018 US Census numbers for Hainesport, 34.9% of households have children under the age of 18 and 41% of women are of childbearing age<sup>4</sup>. The target area is in Census Block Group 001 which has a minority population of 39%, the highest percentage of small children, and a low income rate that is double the rest of the community. The EPA grant will provide the opportunity to engage these populations in building awareness of the risks and adverse affects of environmental contamination, the presence of these hazards in their community and steps they can take to protect themselves and the environment from future exposure. In addition, the grant will remove a source of contaminant exposure and provide living-wage jobs within walking distance of a low income housing development.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Given the small size of Hainesport and our lack of a hospital, health statistics are only available at the County level. Burlington County residents have the 4<sup>th</sup> highest cancer rates (of all types) in New Jersey and rank 4<sup>th</sup> highest in childhood cancers. The County does not meet the CDC's Healthy People 2020 goal, and ranks higher than State averages in genitourinary (genital and urinary), chromosomal, orofacial and gastrointestinal birth defects<sup>5</sup>. Asthma is also a problem in the county, with 12.3% of children suffering from asthma; higher than the Statewide average of 8.7%<sup>6</sup>. The *2014 Burlington County Community Health Improvement Plan* found higher overall cancer mortality and higher rates of heart disease, stroke, chronic respiratory disease, and Alzheimer's disease. Cancer and chronic respiratory diseases (including asthma), as well as some birth defects may be caused by the type of environmental issues present in Hainesport's brownfield sites. On top of this, due to Burlington County's rural nature, the county has fewer general physician and

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<sup>2</sup> Sources: EJ Screen Version 2018; U.S. Census ACS 2103-2017 estimates, (Hainesport is Census Tract 34005703);

<sup>3</sup> Ibid

<sup>4</sup> US Census 2018: 5-year estimates

<sup>5</sup> NJ Birth Defect County Profile: Burlington County, 2008-2012, 2011-2015.

<sup>6</sup> Burlington County Asthma Profile, *Asthma in New Jersey*, New Jersey Department of Health, 2014.

internal medicine healthcare providers than the state and country averages. Due to the shortage of physicians, there are parts of the population that lack service or are underserved.<sup>7</sup> This grant will offer the opportunity to collect data on the presence of hazardous substances for the County Health Department to inform their understanding of the incidence of adverse conditions in the Hainesport population and the deployment of education and prevention services. Furthermore, the removal of these contaminants will reduce potential further exposure.

(3) Disproportionately Impacted Populations: According to EPA's Environmental Justice (EJ) Screen, residents of the project area experience disproportionate health impacts on several EJ indicators. Hainesport falls in the 60<sup>th</sup> to 86<sup>th</sup> percentile for 8 out of 11 environmental indicators in the US: particulate matter (70%), ozone (80%), NATA diesel PM (60-70<sup>th</sup> percentile), traffic proximity and volume (61%), lead paint indicator (65%), superfund proximity (86%), hazardous waste proximity (82%), and wastewater discharge indicator (84%). The Township is in the 84<sup>th</sup> percentile for particulate matter and the 86<sup>th</sup> percentile for ozone in New Jersey. This grant will offer the community an opportunity to learn about the environmental challenges they face locally and regionally, empowering them to influence decisions of future development.

## **b. Community Engagement**

i. & ii. Project Partners and Project Partner Roles: An Advisory Committee for the proposed cleanup project will be established and meet every six months during the project to provide networks for community outreach, information sharing, input and feedback on reuse plans.

<b>Partner Name</b>	<b>Point of contact</b>	<b>Specific role in the project</b>
Hainesport Environmental Commission/ Land Use Board	Letitia Kelley Volunteer Board Member 609-261-1326	Provide community meetings for input and review on cleanup process
Rowan College at Burlington County – Workforce Development Division	Maria Dewar Educational Program Coordinator <a href="mailto:mdewar@rcbc.edu">mdewar@rcbc.edu</a> 856-242-5259	Assist on reuse planning with focus on workforce development
Davenport Village/ Diocesan Housing Services	Jamie Reynolds ED of Diocesan Housing Services Corp. for Diocese of Camden <a href="mailto:Jamie.reynolds@camdendiocese.org">Jamie.reynolds@camdendiocese.org</a> 609-267-1537	Facilitate outreach with low income residents
Glen @ Mason's Creek Homeowners Association	Leila Gilmore Board Member <a href="mailto:leila@rjg13.com">leila@rjg13.com</a> 609-845-1384	Conduct outreach with neighboring property owners and senior community
Stevens Real Estate	Tim Stevens VP/Owner/Broker <a href="mailto:tim@rentstevens.com">tim@rentstevens.com</a> 856-222-1000 x.103	Provide local commercial development insight and network with business/ property owners,
Trap Rock Industries	Michael Crowley 609-924-0300	Adjacent property owner, west side

<sup>7</sup> Burlington County Community Health Improvement Plan, 2014.



Hainesport Volunteer Emergency Squad	Richard Litton Member; 856-834-8125	Input and advocacy for public safety concerns and outreach network
Burlington County Health Department	Holly Funkhouser Cucuzzella, DrPH, MCHES, HO Health Officer 609-265-5548 <a href="mailto:hfunkhouser@co.burlington.nj.us">hfunkhouser@co.burlington.nj.us</a>	Provide input and advocacy for health data public health; outcomes; outreach

iii. Incorporating Community Input: Hainesport is a small township containing multigenerational residents who are passionate about their community. As such, any activity is scrutinized by engaged residents. Thus, proactive community outreach is central to the success of any site activities. As an early deliverable in the grant, we will develop a detailed Community Relations Plan to guide our outreach efforts and ensure that all groups are welcomed and engaged through several avenues. Residents in the area will be notified of cleanup activities in accordance with established outreach processes as follows:

1. A fact sheet will be developed and distributed directly to community-based organizations;
2. Public notification will be published in the local newspaper and on the Township website;
3. Public notification of public monthly Township Board, Joint Land Use Board, Environmental Commission meetings, and individual community meetings specific to the cleanup. Since March of 2020, these meetings are all live broadcast to the public on YouTube Livestream;
4. Public outreach activities by the community-based organizations listed above;
5. A repository of all project information available to the public at Township offices;
6. Letters sent to property owners and renters within 150ft of the cleanup site; and
7. Placement of site signage in both English and Spanish with contact information.

The Township will accommodate any residents needing assistance such as the 14% limited English speaking households (2018: ACS 5-yr estimates). All of the above activities can still occur safely within the social distancing restrictions of COVID, and safety in outreach will be a key element of the Community Relations Plan. Input from community members will be collected by the Township grant administrator and the Licensed Site Remediation Professional (LSRP) managing the cleanup process. This input will be taken into account in the development of cleanup options and in future outreach planning and implementation.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan** Results of a June 2019 Phase II Limited Environmental Assessment conducted by an interested developer for the property identified the presence of polychlorinated biphenyls (PCBs), benzo(a)pyrene, tetrachloroethene (PCE), and total chromium in soils above applicable standards at two Areas of Concern (AOCs) at the site including the former lagoon and earthen containment berm. Groundwater beneath the site at one well location is impacted above applicable standards by styrene, 2-methylnaphthalene, acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, pentachlorophenol and arsenic. The proposed cleanup activities are remediation of “hot spot” soil including excavation, engineering and institutional controls, and groundwater remediation through dewatering of the excavation, treatment and discharge systems and the establishment of an institutional control. The expected outcomes of the project include an Entire-Site Response Action Outcome (RAO) letter to be issued by a New Jersey LSRP in accordance with the Site Remediation regulations of the NJDEP, and in accordance with applicable federal regulations.

## **b. Description of Tasks/Activities and Outputs**

<b>Task 1: Cooperative Agreement Oversight and Community Outreach</b>
<p>i. Project Implementation: The Township will develop and publish a Request for Proposals (RFP) to procure a professional with experience in the implementation of EPA brownfield grants to assist with grant management, project oversight, community engagement and environmental site assessments. Travel and training will cover costs for the Township Project Manager's participation in the National Brownfields Conference, as well as other relevant training throughout the project period.</p> <p>* An additional \$30,000 of in-kind services, estimated at \$10k/year will be provided by the Township Project Manager for project management and community outreach.</p>
ii. Anticipated Project Schedule: Three year duration of the grant
iii. Task/Activity Lead(s): Township's project director, with the assistance of an experienced federal grants brownfields manager
iv. Output(s): Attendance at conferences and workshops; Request for proposals (RFP) issued for a LSRP, a Community Relations Plan and associated outreach/brownfield education activities, collection of health impact data, quarterly performance reports, MBE/WBE reports, ACRES reporting, FFRs and grant closeout documentation.
<b>Task 2: Environmental Reporting and Engineering</b>
<p>i. Project Implementation: The Township will develop and publish a Request for Proposals (RFP) to procure a LSRP with experience to prepare bid specifications for Tasks 3 &amp; 4, to oversee the contractors conducting the remediation, issue the Classification Exemption Area (CEA) institutional control for groundwater, and issue the RAO environmental closure document.</p>
ii. Anticipated Project Schedule: Duration of the 3 year grant
iii. Task/Activity Lead(s): Qualified Environmental Professional / LSRP, under the oversight of the Township's Project Director
iv. Output(s): Remedial Investigation Report/Receptor Evaluation/Remedial Action Workplan; final ABCA; Soil Permit, Deed notice, groundwater permit, CEA, NJDEP certification and public notification, QAPP, bid specification for soil remediation and groundwater remediation, Remedial Action Report, RAO closure letter.
<b>Task 3: Soil Remediation</b>
<p>i. Project Implementation: The Township will develop and publish a Public Bid Specification to procure a qualified Environmental Contractor to perform soil removal of hot spots; dewatering of the excavation, treatment and discharge systems; post-excavation sampling; emplacement of clean back fill and the installation of the engineering control/cap according to specifications</p>
ii. Anticipated Project Schedule: Year 2-3 of the grant
iii. Task/Activity Lead(s): Qualified Environmental Contractor, under the oversight of the LSRP, reporting to the Township's Project Director
iv. Output(s): Estimated 1,000 tons of soil removed, engineered cap and site restoration
<b>Task 4: Groundwater Remediation</b>
<p>i. Project Implementation: The Township will develop and publish a Public Bid Specification to procure a Qualified Environmental Contractor to install 6 wells and sample groundwater.</p>

ii. Anticipated Project Schedule: Years 2- 3 of the grant
iii. Task/Activity Lead(s): Qualified Environmental Contractor, under the oversight of the LSRP, reporting to the Township's Project Director
iv. Output(s): Installation of groundwater wells and sample results

Note: All Qualified Environmental Professionals will be procured on a competitive basis in accordance with applicable local, state, and federal regulations.

### c. Cost Estimates

Cost estimates have been developed based on current costs for other projects in the region.

<b>Task 1 Budget - Cooperative Agreement Oversight and Community Outreach*</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Contractual Project Management / Outreach	3	YR	\$ 4,000	\$ 12,000
Contractual Grant Management Consultant	3	YR	\$ 3,000	\$ 9,000
Supplies: signage, handouts, etc.	3	LS	\$ 400	\$ 1,200
Travel: EPA conference attendance + regional training	1	EACH	\$ 2,000	\$ 2,000
<b>Task 1 Total:</b>				<b>\$ 24,200</b>
<b>Task 2 Budget – Environmental Reporting and Engineering</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Remedial Investigation Report/Receptor Evaluation/Remedial Action Workplan	1	LS	\$ 22,500	\$ 22,500
Remedial Action Report / RAO	1	LS	\$ 12,000	\$ 12,000
Deed Notice and CEA	1	LS	\$ 5,500	\$ 5,500
Annual Remediation Fee - assumes 2 years	2	LS	\$ 3,260	\$ 6,520
Biennial Certification labor - assumes one round	1	LS	\$ 3,200	\$ 3,200
Soil RAP/ Groundwater RAP Application Fees	1	LS	\$ 3,940	\$ 3,940
Soil RAP/ Groundwater RAP Annual Fee -2 Years	2	LS	\$ 1,430	\$ 2,860
NJDEP Forms and Certifications	1	LS	\$ 3,500	\$ 3,500
Public Notification - assumes off-site impact potential	1	LS	\$ 2,500	\$ 2,500
Remedial Investigation - Refinement of Delineation of PCBs/VOCs/PAHs/metals	1	LS	\$ 35,000	\$ 35,000
Subsurface Geophysics	1	LS	\$ 2,500	\$ 2,500
HASP	1	LS	\$ 2,500	\$ 2,500
Remediation Sampling Workplan/QAPP	1	LS	\$ 1,800	\$ 1,800
Project Engineer/Geologist	10	DAY	\$ 920	\$ 9,200
Field Technician	10	DAY	\$ 760	\$ 7,600
Oversight of Remediation Contractor	400	Hrs	\$ 75	\$ 24,000
Prepare Soil Remediation Bid Specification	1	LS	\$ 12,000	\$ 12,000
Establish CEA	1	LS	\$ 13,000	\$ 13,000
<b>Task 4 Total:</b>				<b>\$ 176,120</b>
<b>Task 3 Budget – Soil Remediation</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Cap Impacted Soil	1	LS	\$ 15,000	\$ 15,000
Remove Impacted Soil - Labor	1	LS	\$ 10,000	\$ 10,000
Impacted Soil Waste Characterization, Transport & Disposal	1500	TONS	\$ 100	\$ 150,000
Dewatering with off-site disposal	50000	Gal.	\$ 2	\$ 100,000

NJ-required permitting fees	1	LS	\$ 7,500	\$ 7,500
Site Restoration (backfill, topsoil & seed)	1	LS	\$ 27,000	\$ 27,000
Final As-built Survey	1	LS	\$ 5,780	\$ 5,780
<b>Task 5 Total:</b>				<b>\$ 315,280</b>
<b>Task 4 Budget – Groundwater Remediation (Classification Exemption Area)</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Installation of 6 monitoring wells (4 shallow, 2 deep)	6	LS	\$ 4,500	\$ 27,000
Conduct hydraulic conductivity testing	1	LS	\$ 5,600	\$ 5,600
Sampling and Analysis of existing wells (8 quarterly events) inc QA/QC	8	EA	\$ 6,475	\$ 51,800
<b>Task 6 Total:</b>				<b>\$ 84,400</b>
<b>TOTAL</b>				<b>\$ 600,000</b>

Budget Categories	Project Tasks				Total
	Task 1	Task 2	Task 3	Task 4	
	Oversight & Community Outreach	Environ. Engineering	Soil Remediation	Groundwater Remediation	
Personnel					\$0
Fringe Benefits					\$0
Travel	\$2,000				\$2,000
Equipment					\$0
Supplies	\$1,200				\$1,200
Contractual	\$21,000	\$176,120	\$215,280	\$84,400	\$496,800
Other -					\$0
Total Direct Costs	\$24,200	\$176,120	\$215,280	\$84,400	\$500,000
Indirect Costs					
<b>Total Federal Funding</b>	<b>\$24,200</b>	<b>\$176,120</b>	<b>\$215,280</b>	<b>\$84,400</b>	<b>\$500,000</b>
Cost Share			\$100,000		\$100,000
<b>BUDGET TOTAL</b>	<b>\$24,200</b>	<b>\$176,120</b>	<b>\$315,280</b>	<b>\$84,400</b>	<b>\$600,000</b>

### c. Measuring Environmental Results

Hainesport Township will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA output metrics such as funding leveraged, acres addressed, and jobs created. The Township will track, measure and evaluate progress toward achieving the project outputs listed in section 3.b above primarily by utilizing EPA's ACRES system. In addition, Hainesport will monitor project progress through documentation provided by all contractors and consultants, and will provide this information to the EPA project officer through quarterly reports, annual reports, and regular correspondence.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### a. Programmatic Capability

**i. Organizational Structure:** To expand our capacity to manage the Paul's Tank Farm remediation, the Township of Hainesport will contract with an experienced environmental management firm to provide assistance with the preparation of requests for proposal(s), quarterly reporting, and other programmatic functions. Not only will this alleviate the additional workload on our small staff, it

will provide continuity in the event of staff turnover and ensure the continued success of EPA-funded activities. All procurement of contractors, and consultants, including environmental engineering firms, environmental management firms, and remediation contractors shall comply with all local, state, and federal procurement requirements.

ii. Description of Key Staff: The Township Administrator, Paula Kosko, has many years of experience in managing large state environmental protection assessment grants and state park acquisition and development grants. She also has experience working and managing consulting professionals such as an LSRP, engineers and planners with land acquisition, environmental due diligence and reporting, redevelopment plans and project development. She has been responsible for projects including the acquisition (2017), environmental testing and redevelopment planning of the Creek Turn Ceramics property, close out of EPA Removal Action at Paul's Tank Farm, and Phase II activities at another Township-owned brownfield, the HITCO site.

iii. Acquiring Additional Resources: Hainesport will develop and publish a request for proposals in accordance with applicable Federal, State, and municipal procurement requirements to procure the experienced contractors necessary to complete the scope of work, as indicated in section 3.b.

#### **b. Past Performance and Accomplishments**

i. Currently has or Previously Received an EPA Brownfields Grant: Hainesport Township has **not** previously received any EPA Grants.

ii. Has Received Other Federal or Non-Federal Assistance Agreements: Hainesport has been a recipient of other Federal funds, namely FEMA and CDBG funds as well as comparable state grants, the Hazardous Discharge Site Remediation Funds (HDSRF).

#### (1) Purpose and Accomplishments

<b>Agency</b>	<b>Funding Amount</b>	<b>Purpose</b>	<b>Status</b>
FEMA 2018	\$54,841	Emergency Services Resources	Completed
US HUD 2019 CDBG	\$75,000	Accessibility Improvements	Completed
NJDEP 2015/2018 HDSRF	\$316,832	HITCO site Phase 2/RI	Completed
NJDEP 2020 HDSRF	\$90,720	HITCO site Phase 3/RI	Approved

FEMA funds were used to remove 479 cubic yards of debris over the course of three months following Superstorm Quinn, including coordination with volunteers, residents, and the State Police. Federal CDBG funds are used for a variety of community development needs, including infrastructure improvements. Hainesport has been fortunate to receive a total of six (6) HDSRF grants from NJDEP since 2003 to address the complex HITCO site. With this support we have successfully acquired the property and taken the appropriate steps to assess, conduct sampling and testing, and create a site reuse plan. A supplemental grant approved in 2020 will provide an additional \$90,720 for further delineation activities.

#### (2) Compliance with Grant Requirements

Hainesport has an excellent, established track record for full compliance with all terms and conditions for the grants we have received. We pay strict attention to the schedule, meeting project goals and outcomes, financial management and reporting requirements. Hainesport is aware of the programmatic requirements involved in successfully managing an EPA grant and will dedicate the resources required for a successful outcome.



## Threshold Criteria



**HAINESPORT TOWNSHIP, NEW JERSEY**  
**APPLICATION FOR FY21 U.S. ENVIRONMENTAL PROTECTION AGENCY**  
**BROWNFIELD CLEANUP GRANT**

**Threshold Criteria Responses**

**1. Applicant Eligibility**

The applicant is the Township of Hainesport, New Jersey. Hainesport Township is a Unit of Local Government as defined under 2 CFR § 200.64, and therefore affirms that it is an eligible entity for a Cleanup Grant.

**2. Previously Awarded Cleanup Grants**

The Township of Hainesport has not previously received any EPA grants.

**3. Site Ownership**

Hainesport Township is the fee simple, sole owner of the former Paul's Tank Cleaning Service property (Block 96, Lot 1.07). Hainesport Township obtained ownership via a Final Judgement in Rem Foreclosure from NJ Superior Court, Docket No. F-15175-05 and acquired title on August 23, 2006. See Attachment 2.

**4. Basic Site Information**

- a. Former Paul's Tank Farm (Block 96, Lot 1.07)
- b. 1225 Industrial Boulevard; Hainesport NJ 08036
- c. The current owner of the property is the Township of Hainesport

**5. Status and History of Contamination at the Site**

- a) This site is primarily contaminated by hazardous substances.
- b) Paul's Tank Cleaning Service (PTCS) operated at the Site from 1962 to 1982. During this period, the company cleaned out residual waste from tanks at schools, factories, and ships on the Philadelphia waterfront. The site was abandoned in 1982 when PTCS was ordered by the NJDEP to cease operations due to violations of the Solid Waste Management Act and the Spill Compensation and Control Act. Today, the Site is a relatively flat and vacant parcel containing sandy soils with limited vegetation.
- c) The site is currently an active case with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP) with Program Interest (PI) No. G000005219. EPA conducted an initial emergency removal action by request of NJDEP in 2010-2014. The emergency action involved the cleaning and removal of tanks and tanker trucks, contaminated surface soils and the installation of groundwater monitoring wells. EPA did not conduct post excavation and post closure sampling of all tank and tanker truck areas in compliance with NJDEP technical regulations. Thus, while the tanks and associated grossly contaminated soils have been removed, additional soil sampling is necessary prior to these areas of concern being administratively closed out.

A Phase 1 conducted in May 2019 identified 18 Areas of Concern. Results of a June 2019 Phase II Limited Environmental Site Assessment identified the presence of polychlorinated

biphenyls (PCBs), benzo(a)pyrene, tetrachloroethene (PCE), and total chromium in soils above applicable standards at two Areas of Concern at the site including the former lagoon and earthen containment berm.

Groundwater beneath the site at one well location is impacted above applicable standards by styrene, 2-methylnaphthalene, acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, pentachlorophenol and arsenic.

6. **Brownfields Site Definition:** (a) The site is not listed, nor is it proposed for listing, on the National Priorities List. (b) The site is not believed to be subject to Federal unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. (c) The site is not subject to the jurisdiction, custody, or control of the US government.

7. **Environmental Assessment Required for Cleanup Grant Applications**

A Phase II Limited Environmental Site Assessment, dated June 7, 2019 was conducted on behalf of Walter's Group, a developer interested in developing the proposed site as well as the two adjacent parcels. As a follow up to a Phase I ESA dated May 2, 2019, the investigation on the Paul's Tank Farm parcel included taking surface soil samples and soil borings at two locations and water samples from the three monitoring wells.

8. **Enforcement or other Actions:** The site is not subject to any ongoing or anticipated environmental enforcement actions.

9. **Site Requiring a Property-Specific Determination:** It is not believed that a Property-Specific Determination is needed.

10. **Threshold Criteria Related to CERCLA/Petroleum Liability** See Attachment 2.2

a. **Property Ownership Eligibility – Hazardous Substance Sites**

**CERCLA §107 liability:** The Township is not potentially liable for contamination at the site under CERCLA Section §107 as we believe that we qualify for a liability defense. Compliance with the required liability defense provisions are presented below.

i. **EXEMPTIONS TO CERCLA LIABILITY**

3) **Property Acquired under certain circumstances by a Unit of Local Government**

- (a) The Township of Hainesport acquired the property via foreclosure for tax delinquency. The Township obtained ownership via a Final Judgement in Rem Foreclosure from NJ Superior Court, Docket No. F-15175-05.

- (b) Date of Acquisition: August 23, 2006



- (c) Only disposal of hazardous substances at the site occurred before the Township acquired the property or were removed during a 2008-2014 EPA removal action.
- (d) The Township has not caused or contributed to the release of hazardous substances at the site.
- (e) The Township has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- f) Relationship with Prior / Former Owner: The City does not have contractual relationships with any prior owners and/or operators of the site.

**b. Property Ownership Eligibility – Petroleum Sites:** Not applicable, as this site is not a petroleum site.

#### **11. Cleanup Authority and Oversight Structure**

- a. When the site was initially investigated, NJDEP provided technical support and regulatory oversight. Since the state Voluntary Cleanup Program previously overseen by NJDEP no longer exists, future cleanup of this site will be required to be conducted under the oversight of a Licensed Site Remediation Program (LSRP). The Township will partner with EPA Region 2 for environmental activities overseen by the LSRP. As such, the Township will be working with EPA to ensure the remediation work will address contamination in a manner appropriate to the planned site reuse and protective of human health and the environment. All remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E, under the oversight of a LSRP.
- b. The Township has broad rights to access the property for redevelopment purposes, including environmental testing. While the preferred option will be to talk to neighboring property owners and negotiate voluntary access, in the event that there is evidence that contamination may have migrated off-site, both the Township and the State of New Jersey have the authority to enter neighboring properties and conduct required sampling.

#### **12. Community Notification**

- a. A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the site and can be found in **Attachment 2.3**. It outlines the contamination and issues of the site, offering three alternatives approaches for its clean up, of which Alternative #1 is recommended. We provided an opportunity for the community to learn of our intent to apply for this cleanup grant and solicited public comments for incorporation into the grant application as well as the draft ABCA. A project fact sheet was prepared and

distributed to assist with communication about the grant application and to solicit public comments.

- . Community notification advertisements were published in the following local newspapers of record:
  - . *Burlington County Times* on Thursday September 17, 2020
  - . *Courier Post* on September 25, 2020
- c. On October 13, 2020, the intent to apply for an EPA grant was an agenda item on the regular Township Committee Meeting. The public was invited to discuss this grant application. The questions from two attendees and the responses are included in the meeting minutes attached. Three people took copies of the materials and their names are on the signup sheet attached. In order to solicit further public comments, the application was provided for review and comment from October 6 through October 20 at the Township Offices. No additional comments or questions were received.
- . Associated documentation is found in **Attachment 2.** .

### **13. Statutory Cost Share**

- a. The required cost share of \$100,000 is anticipated to be funded by operating funds from the Township General Fund.
- b. A hardship waiver for the cost share is not being requested.



**Documentation of  
Leveraged Funding**

December 2, 2019

Ms. Paula L. Kosko, RMC  
Administrator/Municipal Clerk  
1401 Marne Highway  
P.O. Box 477  
Hainesport, New Jersey 08036

**Re: Paul's Tank Farm  
Hainesport, New Jersey**

Dear Paula:

As you know, earlier this year we were seeking to develop the above-listed property. As part of our due diligence efforts we contracted Ransom Environmental to perform a variety of environmental studies. Those studies primarily included a Phase I ESA/Preliminary Assessment and Phase II/Site Investigation. We also asked Ransom to provide us a remedial cost estimate following the Phase II/SI work. In connection with these efforts, we paid Ransom Environmental a total of \$64,287.79.

Should you have any further questions please do not hesitate to contact me.

Very truly yours,



Edmond C. Speitel, Jr.

ESC:mmr

U.S. ENVIRONMENTAL PROTECTION AGENCY  
POLLUTION/SITUATION REPORT  
Paul's Tank Cleaning - RV2 - Removal Polrep  
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region II

**Subject:** POLREP #5  
FINAL  
Paul's Tank Cleaning - RV2  
02CU  
Hainesport, NJ  
Latitude: 39.9776000 Longitude: -74.8149000

**To:** Judith Enck, USEPA Region 2, Regional Administrator  
Lisa Plevin, USEPA Region 2, ORA, Chief of Staff  
Dan Harkay, USEPA, Region 2, ERRD-RAB  
Joe Rotola, USEPA Region 2, ERRD-RAB  
George Zachos, USEPA Region 2 ERRD  
Tim Grier, USEPA Headquarters 5202G  
Beckett Grealish, USEPA Region 2, ERRD-RAB  
William Reilly, EPA R2 ORC  
Marian Olsen, EPA R2  
Mary Mears, USEPA Region 2, PAD  
Fred Mumford, NJ DEP  
Leo Selb Jr., Hainesport Township

**From:** Mark Gallo, On-Scene Coordinator

**Date:** 5/27/2014

**Reporting Period:** May 12-20, 2014

## 1. Introduction

### 1.1 Background

<b>Site Number:</b>	02CU	<b>Contract Number:</b>	EP-S2-10-03
<b>D.O. Number:</b>	80	<b>Action Memo Date:</b>	3/26/2014
<b>Response Authority:</b>	CERCLA	<b>Response Type:</b>	Time-Critical
<b>Response Lead:</b>	EPA	<b>Incident Category:</b>	Removal Action
<b>NPL Status:</b>	Non NPL	<b>Operable Unit:</b>	
<b>Mobilization Date:</b>	11/18/2013	<b>Start Date:</b>	11/18/2013
<b>Demob Date:</b>	5/20/2014	<b>Completion Date:</b>	5/20/2014
<b>CERCLIS ID:</b>	NJD980772560	<b>RCRIS ID:</b>	NJD980772560
<b>ERNS No.:</b>		<b>State Notification:</b>	
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

#### 1.1.1 Incident Category

Removal Action (RV2) at the former Paul's Tank Cleaning facility (the Site)

#### 1.1.2 Site Description

Paul's Tank Cleaning Service operated at the Site from 1962 to 1982. During this period, the company cleaned out residual waste from tanks at schools, factories, and ships on the Philadelphia waterfront. The Site, a relatively flat, vacant parcel containing sandy soils with limited vegetation, was formerly used in conjunction with the tank cleaning operations.

In July of 2008, the EPA Removal Action Branch (RAB) received a verbal request from the New Jersey Department of Environmental Protection (NJDEP) to evaluate the Site for a CERCLA removal action. The NJDEP's verbal request was formalized with a written request dated November 3, 2008.

Pursuant to the NJDEP's verbal request, the RAB's Removal Assessment and Enforcement Section conducted a removal assessment which included Site visits in August and October of 2008. During this assessment, there was evidence that the Site was being utilized for recreational activities such as paintball and the riding of all-terrain vehicles (ATVs). Furthermore, there were a total of fifteen tanks and/or tank trucks present at the Site, and many of the hatches were open and easily accessible. At least eight of the tanks had released waste oil and sludge contained within them.

Based on the results and data collected during the removal site evaluation, an Action Memorandum was approved on 9/30/2009. Under the 9/30/2009 Action Memorandum, EPA-RAB initiated the first removal action (RV1) at the Site on 4/5/2010. The initial action addressed releases of hazardous substances from tanks and above ground storage vessels, as well as releases impacting surface soils. During the initial removal action, EPA-RAB conducted additional Site assessment work in order to identify potential subsurface contamination. During the 2010 assessment work, EPA identified two areas of concern (AOCs) with respect to subsurface soil contamination. One area identified elevated levels of polychlorinated biphenyls (PCBs) and the second area identified elevated levels of polycyclic aromatic hydrocarbons (PAHs).

Based on the results and data of the subsurface soil investigation, EPA RAB developed a second Action Memorandum (RV2) that was approved on 9/24/2013. The Action Memorandum approved on 9/24/2013 provided authorization for a removal action to address the contamination of subsurface soil at the two AOCs identified at the Site.

##### 1.1.2.1 Location

The Site consists of an industrial zoned, three-acre parcel of land (Block 96, Lot 1.07) located at 1225 Industrial Boulevard in Hainesport Township, Burlington County, New Jersey 08036. Industrial

Boulevard, which runs between Hainesport-Lumberton Road and Route 38, is no longer accessible as a public road. It has been closed off with concrete barriers at Lumberton Rd and secured at Rt 38 by a flagged wire cable. The Rt 38 area of Industrial Blvd has been dissolved by Hainesport Twp and is currently under private ownership.

#### **1.1.2.2 Description of Threat**

Two AOCs were identified at the Site. Both AOCs were found to have elevated levels of hazardous substances in the surface and subsurface soil. The first AOC contained elevated levels of PCBs at and around a containment area for a former 20,000 gallon storage tank. The second AOC contained elevated levels of PAHs at a low lying area believed to be the location of a former lagoon for the Paul's Tank Cleaning operations. The potential for off-site migration of these hazardous substances presented a threat to the public and/or the environment.

#### **1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results**

A removal site evaluation (RSE) was completed in June 2009. The RSE found the Site eligible for a removal action due to the presence of hazardous substances in tanks and surface soils at the Site. Additional site assessment activities continued in 2010 during the initial EPA removal action addressing the hazardous substance in tanks and surface soil. The 2010 site assessment included additional sampling of site soils and further identified two primary AOCs. During the 2010 assessment, elevated levels of PCBs and PAHs were identified to depths of approximately 36 inches below the ground surface. A second Action Memorandum was approved on 9/24/2013 to address the two AOCs. The information contained in this Pollution Report is associated with the removal action authorized under the 9/24/2013 Action Memorandum.

## **2. Current Activities**

### **2.1 Operations Section**

#### **May 12-20, 2014**

On 5/15/2014 EPA, with the support of RST, conducted additional subsurface soil sampling off-site. Sampling was conducted along the southeastern boundary of the Paul's Tank Site, the area adjacent to the former on-site lagoon. Twelve samples at 6 inch increments were collected from six separate locations. The sample depths ranged from 9-16 feet below grade, at the soil/ground water interface. Sample depths were biased toward soils having signs of possible contamination. The purpose of the sampling was to document if contamination has migrated from the Site via ground water. Samples were shipped to a NELAP accredited commercial laboratory for VOC and SVOC analysis. Preliminary results are expected during the week of June 2, 2014.

Six off-site and four on-site soil gas samples were also collected on 5/15/2014. Samples were collected within the 1 ft zone above the ground water level. The off-site samples were collected along the southeastern perimeter of the Site and the on-site samples were collected along the perimeter of the former lagoon area. Samples were collected to document soil gas levels that may be a result of ground water contamination which was observed during the recent removal action. Soil gas samples were shipped to an EPA CLP laboratory for VOC analysis. Preliminary results are expected during the week of June 2, 2014.

On 5/20/2014 the EPA Environmental Response Team (ERT), with the support of the SERAS contractor, was on-site to conduct the assessment and recovery of any gases from two cylinders excavated during the recent removal action. ERT confirmed the cylinders as being oxygen and acetylene. The caps of both cylinders were required to be cut but both cylinder valves were found to be in functional condition. The oxygen cylinder was found to be empty and the acetylene cylinder was found to have very low pressure and was safely vented. Valves were removed from both cylinders and the Township of Hainesport has indicated that they will be able to conduct the final scrapping / disposal of the empty cylinders.

As of 5/20/2014, all EPA personnel, contractors, and equipment have been demobilized from the Site. The completion of the cylinder assessment, venting, and removal of valves completes the removal action at the Site. This report will be the final Pollution Report for this removal action. Results and findings related to the off-site soil sampling as well as the soil gas survey conducted on and off the Site will be documented in the final Removal Action Report (RAR) which will be compiled and finalized following the receipt of all disposal documentation. Once finalized, the RAR will be available on the Paul's Tank Cleaning Site website, <http://www.epaosc.org/PTCRV2>.

The table below represents all waste shipped off-site as of the date of this report.

<b>Waste Stream</b>	<b>Date</b>	<b>Quantity</b>	<b>Manifest #</b>	<b>Facility</b>	<b>Disposal</b>
Non-Hazardous PAH Contaminated Soil	3/13/14 thru 3/21/14	3350 tons	Non-Hazardous Manifests (129 Truck Loads)	CCIA	Landfill Daily Cover
Non-Hazardous PAH Contaminated Soil	3/26/14 thru 4/2/14	2687 tons	Non-Hazardous Manifests (102 Truck Loads)	BSM	Thermal Treatment for re-use
Non-TSCA PCB Contaminated Soil	4/3/14	245 tons	Non-Hazardous Manifests(9 Truck Loads)	CCIA	Landfill Daily Cover
Non-TSCA PCB Contaminated Soil	5/2/14	446 tons*	Non-Hazardous Manifests (17 Truck Loads)	CCIA	Landfill Daily Cover
Non-TSCA PCB Contaminated Soil	5/7/2014	250 tons*	Non-Hazardous Manifests (12 Truck Loads)	CCIA	Landfill Daily Cover
Non-Hazardous Wastewater	4/29-30/14	18,500* gal	Non-Hazardous Manifests(4 Truck Loads)	ERC	Treatment
TSCA Regulated PCB Contaminated Soil	5/5/2014	478* tons	Hazardous Waste Manifests(20 Truck Loads)	HES	RCRA Landfill
Solid Waste and Debris	5/8/2014	10* tons	Non-Hazardous Waste Manifest(1 Truck Load)	CycleChem	Landfill

Note: (\*) denotes approximate weights, final weight tickets have not yet been received.

CCIA – Cumberland County Improvement Authority, 169 Jesses Bridge Rd, Millville, NJ

BSM – Bayshore Soil Management, 75 Crows Mill Rd, Keasbey, NJ

ERC – Environmental Recovery Corporation, 1076 Old Manheim Pike, Lancaster, PA

HES – Heritage Environmental Services, 4370 W. County Road 1275 N, Roachdale, IN

CycleChem – Solid waste load being processed through CycleChem Facility in Lewisberry, PA with final disposal planned for Republic Services, Modern Landfill & Recycling, 4400 Mount Pisgah Rd, York, PA

## 2.2 Planning Section

NA - Removal action completed on 5/20/2014

## 2.3 Logistics Section

NA - Removal action completed on 5/20/2014

## 2.4 Finance Section



### 2.4.1 Narrative

The Action Memorandum authorizing this removal action was approved on 9/24/2013. An initial ERRS Task Order was issued for \$500,000 on 9/27/2013.

On 2/21/2014, a request was submitted to increase the ERRS Task Order to \$850,000. This amount includes \$720,000 of mitigation funding approved under the 9/24/2013 Action Memorandum plus \$130,000 of contingency funding approved in the Action Memorandum.

On 3/14/2014, an ERRS Task Order Modification was issued to increase the ERRS Ceiling from \$500,000 to \$850,000.

On 3/26/2014, an Action Memorandum requesting a ceiling increase and \$2M exemption was approved. The increase request was to cover additional costs associated with contamination identified during the November 2013 assessment work. The overall project ceiling was increased to \$2,146,800 with a ceiling of \$1,794,000 for remediation contracting.

On 5/1/2014, an amount of \$14,000 was requested and obligated to the EPA Environmental Response Team (ERT) for their support with the assessment and recovery of 2 on-site cylinders.

As of 5/20/2014 the removal was completed. EPA will continue to work with all contractors to finalize all Site costs as invoices are received and reviewed.

The following table represents the overall project costs. Costs are listed by specific actions taken or being taken at the Site and the total ceiling level for the Site. The approved cost for the RV1 removal action are associated with the 2010 removal action that dealt with the removal of hazardous substances from on-site storage containers as well as the removal of grossly contaminated surface soil. The approved costs for the RV2 removal action are associated with the on-going action to address the removal of contamination from subsurface soil.

	Approved Ceiling (RV1)	Approved Ceiling (RV2)	Approved Ceiling Increase, \$2M Exemption (RV2)	Total Project Ceiling	C F
<b>Total Cleanup Contractor Cost</b>	\$755,000	\$720,000	\$319,000	\$1,794,000	\$
<b>Removal Support Team, Extramural Costs</b>	\$55,000	\$50,000	\$25,000	\$130,000	\$
<b>Extramural Cost Contingency</b>	\$0	\$154,000	\$68,800	\$222,800	\$
<b>Totals</b>	\$810,000	\$924,000	\$412,800	\$2,146,800	\$

(\*) Represents costs obligated to ERT/SERAS

The following "Estimated Costs" table represents costs for the on-going removal action (RV2) to address contamination of subsurface soil.

### Estimated Costs \*

	Budgeted	Total To Date	Remaining	% Remaining
--	----------	---------------	-----------	-------------

<b>Extramural Costs</b>				
ERRS - Cleanup Contractor	\$850,000.00	\$625,000.00	\$225,000.00	26.47%
TAT/START/RST	\$50,000.00	\$45,000.00	\$5,000.00	10.00%
ERT/SERAS	\$14,000.00	\$6,000.00	\$8,000.00	57.14%
<b>Intramural Costs</b>				
<b>Total Site Costs</b>	<b>\$914,000.00</b>	<b>\$676,000.00</b>	<b>\$238,000.00</b>	<b>26.04%</b>

\* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

## 2.5 Other Command Staff

No information available at this time.

## 3. Participating Entities

EPA has coordinated activities with Hainesport Township. The Site is currently under the ownership/management of the township and all Site responsibilities will be transitioned to the Township of Hainesport.

## 4. Personnel On Site

Personnel were on-site 5/15/2014 and 5/20/2014 to complete assessment and removal activities.

### 5/15/2014

OSC-1

RST-2

RST Drilling Subcontractor - 2

### 5/20/2014

OSC - 1

ERT - 1

SERAS - 3

## 5. Definition of Terms

No information available at this time.

## 6. Additional sources of information

No information available at this time.

## 7. Situational Reference Materials

No information available at this time.

Date	Description	Trans Amount	Balance
02/11/20	PO 20-00081 3 Paid Ck 31290 Vn COU01 COURIER POST COURIER POST/SPECIAL MEETING En 01/21/20	46.72-	7,857.21
02/11/20	PO 20-00126 1 Paid Ck 31293 Vn TAY03 TAYLOR DESIGN GROUP, INC. TAYLOR DESIGN #19-937 En 02/05/20	4,192.00-	3,665.21
02/11/20	PO 20-00127 3 Paid Ck 31291 Vn KIN01 ROBERT KINGSBURY, Esq. KINGSBURY SPECIAL MEETING En 02/06/20	375.00-	3,290.21
02/11/20	PO 20-00127 4 Paid Ck 31291 Vn KIN01 ROBERT KINGSBURY, Esq. KINGSBURY SPECIAL MEETING En 02/06/20	225.00-	3,065.21
02/11/20	PO 20-00127 5 Paid Ck 31291 Vn KIN01 ROBERT KINGSBURY, Esq. KINGSBURY 1/21/2020 En 02/06/20	350.00-	2,715.21
02/12/20	Deposit Ck: 4348 DEPOSIT Post Ref: R 5995 1	11,679.79	14,395.00
03/10/20	PO 20-00133 2 Paid Ck 31295 Vn COU07 COURIER TIMES, INC. LAND USE BOARD SPECIAL MEETING En 02/11/20	23.92-	14,371.08
03/10/20	PO 20-00138 1 Paid Ck 31294 Vn ALA01 RICHARD ALAIMO ALAIMO #114471 En 02/12/20	903.75-	13,467.33
03/10/20	PO 20-00138 2 Paid Ck 31294 Vn ALA01 RICHARD ALAIMO ALAIMO #114468 En 02/12/20	10,991.25-	2,476.08
03/10/20	PO 20-00169 1 Paid Ck 31297 Vn TAY03 TAYLOR DESIGN GROUP, INC. TAYLOR DESIGN#20-127 En 02/19/20	1,428.00-	1,048.08
03/25/20	Deposit Ck: 4358 Deposit Post Ref: R 6030 1	10,000.00	11,048.08
04/08/20	PO 20-00212 1 Paid Ck 31298 Vn ALA01 RICHARD ALAIMO ALAIMO #114864 En 03/11/20	712.50-	10,335.58
04/08/20	PO 20-00258 1 Paid Ck 31299 Vn PAR01 PARKER MCCAY PA PARKER MCCAY #3111664 En 03/25/20	2,924.70-	7,410.88
04/08/20	PO 20-00259 1 Paid Ck 31301 Vn TAY03 TAYLOR DESIGN GROUP, INC. TAYLOR DESIGN #20-210 En 03/25/20	1,669.50-	5,741.38
05/12/20	PO 20-00289 6 Paid Ck 31307 Vn PAR01 PARKER MCCAY PA PARKER MCCAY #3113098 En 04/15/20	2,192.10-	3,549.28
05/12/20	PO 20-00316 4 Paid Ck 31302 Vn ALA01 RICHARD ALAIMO ALAIMO #115621 En 04/27/20	3,397.20-	152.08
06/12/20	Deposit Ck: 4384 DEPOSIT Post Ref: R 6099 1	870.42	1,022.50

Date	Description	Trans Amount	Balance
07/15/20	PO 20-00452 1 Paid Ck 31320 TAYLOR DESIGN #20-393 Vn TAY03 TAYLOR DESIGN GROUP, INC. En 06/15/20	307.50-	715.00
07/15/20	PO 20-00453 1 Paid Ck 31319 PARKER MCCAY #3114554 Vn PAR01 PARKER MCCAY PA En 06/15/20	715.00-	0.00
07/22/20	Deposit Ck: 4397 INSPECTION ESCROW Post Ref: R 6124 1	270,404.64	270,404.64
08/12/20	PO 20-00511 2 Paid Ck 31326 TAYLOR DESIGN #20-559 Vn TAY03 TAYLOR DESIGN GROUP, INC. En 07/22/20	1,089.00-	269,315.64
08/12/20	PO 20-00511 3 Paid Ck 31326 TAYLOR DESIGN #20-468 Vn TAY03 TAYLOR DESIGN GROUP, INC. En 07/22/20	1,387.50-	267,928.14
08/12/20	PO 20-00532 3 Paid Ck 31321 ALAIMO #200303 Vn ALA01 RICHARD ALAIMO En 07/28/20	2,007.50-	265,920.64
09/08/20	PO 20-00580 4 Paid Ck 31329 TAYLOR DESIGN #20-642 Vn TAY03 TAYLOR DESIGN GROUP, INC. En 08/17/20	832.00-	265,088.64
09/08/20	PO 20-00612 1 Paid Ck 31327 Alaimo #200731 Vn ALA01 RICHARD ALAIMO En 09/01/20	47.50-	265,041.14
09/08/20	PO 20-00612 2 Paid Ck 31327 Alaimo #200728 Vn ALA01 RICHARD ALAIMO En 09/01/20	3,277.50-	261,763.64
10/14/20	PO 20-00648 8 Paid Ck 37003 PARKER MCCAY #3120867 Vn PAR01 PARKER MCCAY PA En 09/10/20	330.00-	261,433.64
10/14/20	PO 20-00651 2 Paid Ck 37004 TAYLOR DESIGN #20-739 Vn TAY03 TAYLOR DESIGN GROUP, INC. En 09/11/20	1,956.00-	259,477.64
10/14/20	PO 20-00669 6 Paid Ck 37000 ALAIMO #201064 Vn ALA01 RICHARD ALAIMO En 09/17/20	1,790.00-	257,687.64
10/15/20	PO 20-00720 2 Open PARKER MCCAY #3121608 Vn PAR01 PARKER MCCAY PA	605.00-	257,082.64

Project Id: 19-15  
Description: HAINESPORT COMMERCE CENTER Status: Active  
Starting Date: 0 Ending Date: 10/20/20  
\* Transaction is included in Previous and/or Opening Balance Po Transactions: Summarized  
En = PO Line Item First Encumbrance Date \*\* Transaction is not included in Balance

Date	Description	Trans Amount	Balance
10/21/19	Add Acct	0.00	0.00
10/21/19	Deposit Ck: 398742	1,000.00	1,000.00
	10/21/19 DEPOSIT		
	Post Ref: R 5881 1		
10/30/19	Deposit Ck: 398740	8,100.00	9,100.00
	DEPOSIT		
	Post Ref: R 5889 1		
11/06/19	Deposit Ck: 399251	160.00	9,260.00
	TAX MAP REVISION		
	Post Ref: R 5910 1		
12/10/19	PO 19-00987 10 Paid Ck 31282 ALAIMO #113071	462.50-	8,797.50
	Vn ALA01 RICHARD ALAIMO En 12/03/19		
12/10/19	PO 19-00987 11 Paid Ck 31282 ALAIMO #113074	277.50-	8,520.00
	Vn ALA01 RICHARD ALAIMO En 12/03/19		
12/16/19	Deposit Ck: 19-06 = Lawrence BWS TRANSFER FROM 19-06 - Redevelopment Project. Post Ref: R 5954 2	173.40	8,693.40
12/26/19	Deposit Ck: 4334	2,565.10	11,258.50
	DEPOSIT 12-26-19		
	Post Ref: R 5957 1		
01/08/20	PO 19-01038 1 Paid Ck 31289 TAYLOR #19-940	238.50-	11,020.00
	Vn TAY03 TAYLOR DESIGN GROUP, INC. En 12/16/19		
01/08/20	PO 19-01039 1 Paid Ck 31288 PARKER MCCAY #3107063	5,885.00-	5,135.00
	Vn PAR01 PARKER MCCAY PA En 12/16/19		
01/08/20	PO 19-01056 2 Paid Ck 31286 ALAIMO #113423	183.57-	4,951.43
	Vn ALA01 RICHARD ALAIMO En 12/27/19		
01/08/20	PO 19-01056 3 Paid Ck 31286 ALAIMO #113426	277.50-	4,673.93
	Vn ALA01 RICHARD ALAIMO En 12/27/19		
02/05/20	Deposit Ck: 401598	4,000.00	8,673.93
	DEPOSIT		
	Post Ref: R 5992 1		
02/11/20	PO 20-00070 3 Paid Ck 31292 PARKER MCCAY #3108566	770.00-	7,903.93
	Vn PAR01 PARKER MCCAY PA En 01/15/20		



**Attachment 2.1**  
**Documentation of Site**  
**Ownership**

267-0 P06

1441 Rt. 38 West, Hainesport, NJ 08036

**THEODORE M. COSTA, ESQ.**

(609) 267-2000

Fax: (609) 265-3880

*Attorney at Law*  
Member of NJ, PA & FL Bars

February 18, 2005

Sharon Deviney, Tax Collector  
Hainesport Township  
100 Broad Street  
Hainesport, NJ 08036

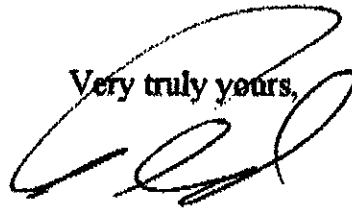
Re: In Rem Foreclosure  
Block 65, Lot 15

Dear Sharon:

Attached hereto is a Resolution to authorize an In Rem foreclosure against the Paul's Tank site. Your office would simply attach to it a copy of the foreclosure list, indicating the property owner, block and lot, Certificate number, original amount of sale, interest, costs, and recording information. I have already started the form for you to complete, attached hereto.

Thank you. If you have any questions, please call.

Very truly yours,



Theodore M. Costa, Esq.

cc: Paul J. Tuliano, Twp. Admin.

**TOWNSHIP OF HAINESPORT  
RESOLUTION NO. 2005-  
RESOLUTION AUTHORIZING FORECLOSURE  
OF TAX SALE CERTIFICATES**

**WHEREAS**, New Jersey Statute 54:5-104.35 authorizes that the Township Committee may by resolution determine to foreclose any Tax Sale Certificates held by it by way of summary proceedings In Rem; and

**WHEREAS**, the Tax Collector has prepared and certified the attached tax foreclosure list in accordance with the requirements of said statute.

**NOW, THEREFORE BE IT RESOLVED** that the Township Committee of the Township of Hainesport, County of Burlington, State of New Jersey that the Township Solicitor and Tax Collector are authorized and directed to proceed with In Rem foreclosure of the Tax Sale Certificates on the attached tax foreclosure list.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Tax Collector, CMFO, and Auditor for their records.

I, Paul J. Tuliano, do hereby certify this to be a true copy of a resolution adopted by the Hainesport Township Committee at its Regular Meeting on February \_\_, 2005

\_\_\_\_\_  
Paul J. Tuliano  
Acting Township Clerk

MOTION:  
SECOND:  
AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:



**TOWNSHIP OF HAINESPORT  
TAX FORECLOSURE LIST**

Schedule No.	Description of Land shown on tax duplicate and tax sale certificate	Serial Number of Tax Sale Certificate	Date of Tax Sale	Recording data in Burlington County Clerk's Office	Amount of Sale in Certificate	Amount of all Tax Liens accruing subsequent to Sale, including interest, penalties & costs	Amount required to redeem by 2/28/05	Name of Owner appearing on last Tax Duplicate
1	Block 96 Lot 1.07	1989-6	11/27/89	Book 3860 Page 327	2106.65	110,581.62	112,688.27	Mullane Joseph, Inc.



**Attachment 2.2**  
**Validation of BFPP**  
**CERCLA Liability**  
**Protection**

BRUCE MACLACHLAN, *Mayor*  
LEE SCHNEIDER, *Deputy Mayor*  
GERARD CLAUSS, *Committeeman*  
THEODORE COSTA, *Committeeman*  
LEILA GILMORE, *Committeewoman*

PAULA L. KOSKO, *Administrator/Clerk*



P.O. Box 477  
1401 Marne Highway  
Hainesport, New Jersey 08036

Phone (609) 267 2730  
Fax (609) 261-4762

January 13, 2020

Schenine Mitchell  
Brownfields Project Officer  
Land Chemicals and Redevelopment Division  
Land and Redevelopment Programs Branch  
Brownfields Section  
U.S. Environmental Protection Agency, Region 2  
290 Broadway, 25<sup>th</sup> Floor  
New York, New York 10007-1866

RE: USEPA FY20 Cleanup Grant Application, Validation of BFPP CERCLA Liability Protection

Dear Ms. Mitchell:

This letter service to validate the Township of Hainesport's BFPP CERCLA Liability Protection.

Hainesport Township is the fee simple, sole owner of the former Paul's Tank Cleaning Service property (Block 96, Lot 1.07). The previous owner was Marlene Joseph, Esq. from 1978-1982. Paul's Tank Cleaning Service, Inc. (PTCS) was the operator of a tank clean-out business at the property for and at schools, factories and ships on the Philadelphia waterfront from 1962 to 1982. The site was abandoned in 1982 when PTCS was ordered by the NJDEP to cease operations due to violations of the Solid Waste Management Act and the Spill Compensation and Control Act. Hainesport Township received ownership of this 3-acre property via a Final Judgement in Rem Foreclosure from NJ Superior Court, Docket No. F-15175-05.

Please let me know if there is any additional information required for our FY2020 Cleanup Grant Application. I can be reached at 609-267-7114 or [pkosko@hainesporttownship.com](mailto:pkosko@hainesporttownship.com).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Paula L. Kosko". The signature is written in a cursive, flowing style.

Paula L. Kosko

Administrator/Municipal Clerk



**Attachment 2.3**

**DRAFT Analysis of  
Brownfield Cleanup  
Alternatives**

# **Analysis of Brownfields Cleanup Alternatives**

## **DRAFT**

### **Former Paul's Tank Cleaning Property**

1225 Industrial Boulevard  
Hainesport, New Jersey  
Block 405, Lot 1

Prepared by BRS, Inc. for the

Hainesport Township  
1401 Marne Highway  
PO Box 477  
Hainesport NJ 08036

November 2019  
Revised September 2020



DRAFT  
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ATTACHMENTS

- A. Site Location Map
- B. Summary of Public Comments and Responses



## 1 INTRODUCTION & BACKGROUND

The Township of Hainesport (Township) is undertaking the environmental cleanup of the Former Paul's Tank Cleaning site. The subject site is a 3-acre property located at 1225 Industrial Boulevard in Hainesport, New Jersey. This property, a defunct tank cleaning and storage company in Census Tract 34005703, is located in an industrial zone. Industrial Boulevard, which runs between Hainesport-Lumberton Road and Route 38, is no longer accessible as a public road as the Route 38 area of Industrial Boulevard has been dissolved by the Township and is currently under private ownership.

The purpose of the environmental cleanup is to prepare the property for future redevelopment for industrial use as outlined in the Township's Lawrence Boulevard Redevelopment Plan adopted on October 8, 2019. Assembling land and developing in a former industrial area has the advantages of providing larger parcels with adequate infrastructure and improved security. Nowhere else in the township are there such large, contiguous swaths of vacant property. Available lands for this project are scarce in Hainesport Township and Paul's Tank Cleaning is owned by Hainesport Township.

The Township of Hainesport plans to apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant in the amount of \$500,000 to assist with the environmental remediation of the Former Paul's Tank Cleaning site. If successful in this application, the Township of Hainesport will enter into a Cooperative Agreement with the USEPA, which will enumerate the terms and conditions for the Township of Hainesport's use of the brownfields cleanup grant funds, including a commitment by the Township of Hainesport to provide for community involvement in the process.

The Township of Hainesport has contracted Brownfield Redevelopment Solutions, Inc. (BRS), to prepare this Analysis of Brownfields Cleanup Alternatives (ABCA) in conformance with requirements of the Cooperative Agreement. The purpose of this ABCA is to present to the community the following items:

- A description of the environmental conditions at the Former Paul's Tank Cleaning site, based on the findings of the environmental assessment activities performed to date.
- A selection of implementable remediation alternatives that considers effectiveness, costs, and sustainability while addressing any contamination identified at the Former Paul's Tank Cleaning site.
- An analysis of the various factors influencing the selection of a preferred remediation method, including site and contamination characteristics (i.e., exposure pathways, identification of contaminant sources, etc.); cleanup standards; potential future uses of the property; and cleanup goals.

These items are discussed in the following sections of this ABCA.

The Township of Hainesport will promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.



- The Township of Hainesport will perform targeted outreach to notify communities of the availability of this Draft ABCA. This includes fulfillment of the New Jersey Department of Environmental Protection community notification requirements (N.J.A.C. 7:26E-1.4). The Township of Hainesport will publish a notice of availability of this Draft ABCA in one or more major local newspapers with general circulation in the target community.
- The Township of Hainesport will provide an opportunity for members of the public to comment on the ABCA in a public meeting. Additional details regarding the public notification process will be presented in a *Community Relations Plan* to be prepared for the site.
- The Township of Hainesport will prepare written responses to the comments received and document any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected by the Township of Hainesport. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is located at the offices of the Township of Hainesport.

### **1.1 Site Description and Previous Uses**

The targeted property is located in a former industrial park along Industrial Boulevard, which previously ran between Hainesport-Lumberton Road and Route 38. However, this road is no longer accessible as a public road. It has been closed off with concrete barriers at Lumberton Rd and secured at Route 38 by a flagged wire cable. The site of a former industrial tank cleaning facility, Paul's Tank Cleaning operated at the Site from 1962 to 1982. The Site is a relatively flat and vacant parcel containing sandy soils with limited vegetation. During this period, the company cleaned out residual waste from tanks at schools, factories, and ships on the Philadelphia waterfront. In 2008, the EPA Removal Action Branch (RAB) conducted an assessment of the site, observing evidence that the Site was being utilized for recreational activities such as paintball and the riding of all-terrain vehicles (ATVs). Furthermore, there were a total of fifteen tanks and/or tank trucks present at the Site, and many of the hatches were open and easily accessible. At least eight of the tanks had released waste oil and sludge contained within them.

### **1.2 Surrounding Land Use**

The properties adjoining the Site are industrial, former industrial and agricultural though properties in the near vicinity are commercial and residential. Agricultural fields are located to the north and east, vacant former industrial lots known as the Former EMI/Stavola property are located to the west, and industrial companies including HOPPECKE Batteries Inc. and Teleflex Medical are located to the south.



### 1.3 Summary of Environmental Conditions

The site is an active case with the NJDEP (PI No. G000005219). EPA conducted an initial emergency removal action in 2010-2014 by request of the New Jersey Department of Environmental Protection (NJDEP). The emergency action involved the cleaning and removal of tanks and tanker trucks, contaminated surface soils and the installation of groundwater monitoring wells. The Township, which now owns the property, has conducted further investigation and found that several areas of concern still impact the site and its ability to be reused. EPA did not conduct post excavation and post closure sampling of all tank and tanker truck areas in compliance with NJDEP technical regulations. Thus, while the tanks and associated grossly contaminated soils have been removed, additional soil sampling is necessary prior to these areas of concern being administratively closed out.

A Phase I Environmental Site Assessment (ESA)/Preliminary Assessment was completed at the site in May 2019. Several recognized environmental conditions (RECs)/areas of concern (AOC) were identified, which include the locations of former tanks and tanker trucks that require additional sampling and administrative close out. These AOCs are as follows:

- AOC #1 – Tar on Soil in Northern Side of Site;
- AOC #2 – Stained Soil north of Vertical AST;
- AOC #3 – Vertical AST and Stained Earthen Berm;
- AOC #4 – Two Semi-Trailers and One Tanker Trailer;
- AOC #5 – Three 24,500-gallon ASTs;
- AOC #6 – One 10,700-gallon AST;
- AOC #7 – Empty Steel Bin;
- AOC #8 – One 10,000-gallon AST;
- AOC #9 – Two Tanker Trailers;
- AOC #10 – Three 20,000-gallon ASTs;
- AOC #11 – Empty Steel Bin;
- AOC #12 – Stained Soil Berm;
- AOC #13 – Three 3,800-gallon ASTs;
- AOC #14 – Historical Lagoon;
- AOC #15 – One 20,000-gallon AST;
- AOC #16 – Two Tanker Trailers;
- AOC #17 – Three 2,800-gallon ASTs; and
- AOC #18 – One 1,000-gallon AST.

Results of a June 2019 Phase II Limited Environmental Assessment identified the presence of polychlorinated biphenyls (PCBs), benzo(a)pyrene, tetrachloroethene (PCE), and total chromium<sup>1</sup> in soils above applicable standards at two Areas of Concern at the site including the former lagoon and earthen containment berm. Only two AOCs were investigated at that time and the 16 remaining will require further assessment and likely remediation.

Groundwater beneath the site at one well location, namely MW-3, is impacted above applicable standards by styrene, 2-methylnaphthalene, acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, pentachlorophenol and arsenic.

These recent investigations have identified the scope of contaminants found in two areas on the property and provided a plan and cost estimate for remediation. Due to the planned redevelopment of the site and the absence of a complete assessment of site conditions during the Phase II Limited Environmental Assessment, a more complete characterization of the environmental conditions previously identified at the site is required.

#### 1.4 Project Goals/ Property Reuse Plan

The Former Paul's Tank Cleaning property is a key parcel in the Township's Lawrence Boulevard Redevelopment Plan adopted in 2019. The overall vision of the Redevelopment Plan is to create an industrial commercial development area through the consolidation of nine (9) lots that include past industrial sites and in the case of the Paul's Tank Cleaning, a vacant brownfield. Hainesport's goal is to turn these underutilized parcels into productive industrial and commercial land uses that will provide jobs and ratable growth. The Plan also outlines the Township's commitment to smart growth practices in order to promote a cohesive commercial corridor along Route 38, encourage attractive industrial development and enhance quality of life for the surrounding areas. To the south, in Lumberton, there is a significant amount of industrial buildings and uses, which include distribution centers, manufacturing, information technology services, wholesale sales, construction, and service uses. Encouraging industrial uses along the municipal boundary would create a cohesive built environment.

The target area proposed for the use of this EPA Brownfield Cleanup Grant will facilitate the reuse of existing infrastructure. The proposed site is adjacent to industrial, highway, retail, and commercial zones along the Rt. 38 corridor. This highway is an arterial route, connecting with Interstate 295 and the New Jersey Turnpike (I 95) which are adjacent to the Township over the eastern border and easily connect north and south to New York City and Baltimore. Heading west, Hainesport is within 30 minutes of several bridges to Philadelphia. This transportation network supports hundreds of local retail, mechanical, industrial and manufacturing employment opportunities that are within walking distance of the site. In fact,

---

<sup>1</sup> Additional analysis of the soil sample was completed in order for hexavalent and trivalent chromium to be speciated. The results of this analysis were not readily available as of the writing of this ABCA.

a 500,000 square foot warehouse is under construction. Access to public transportation is also within walking distance of this location.

The subject site's soil is impacted by former operations and contaminants include PCBs, benzo(a)pyrene, PCE, and total chromium in soils above applicable standards. Other potential contaminants may include lead, arsenic, polycyclic aromatic hydrocarbons (PAHs) and other metals to be determined during additional remedial investigations planned for the site. It should be noted that these exceedances are attributed to historic operations and individual AOCs at the Site, not historic fill material. The remedy for site soil will include excavation and disposal of any identified contamination "hot-spots", followed by installation of permeable and impermeable caps during the redevelopment and execution of a deed notice.

The site's groundwater in one area (MW-3) is impacted by the presence of various volatile organic compounds (VOCs), PAHs, and the metal arsenic above applicable standards; therefore, this contamination warrants further investigation of groundwater. As a result, a Classification Exception Area (CEA) may be established for the site to prevent future groundwater use.

The proposed cleanup activities for which EPA funding will be used include: remediation of "hot spot" soil including excavation, engineering and institutional controls, and possible groundwater remediation through an institutional control. Additional tasks associated with the cleanup for which EPA funding is requested include: cooperative agreement oversight, public engagement, remediation oversight, and compliance with NJDEP permitting requirements.

The objectives of this cleanup project are to complete the selected remedial actions:

- in accordance with the Site Remediation regulations and Cleanup Standards (as described in Section 2) of the New Jersey Department of Environmental Protection (NJDEP), which will provide regulatory oversight of the project; and
- in accordance with the various applicable regulations of the USEPA, and with the terms and conditions of the Township's Cooperative Agreement with USEPA.

The expected outcomes of the project include an Entire-Site Response Action Outcome (RAO) letter to be issued by a New Jersey Licensed Site Remediation Professional (LSRP).

## 1.5 Physical Setting

The site property is a relatively flat, vacant parcel containing sandy soils with limited vegetation. The topographic gradient of the immediate surrounding area slopes generally to the west towards the south branch of Rancocas Creek.

Based on a review of the NJDEP GeoWeb layer for Geology, the site lies within the Coastal Plain physiographic province of southwest New Jersey.



There are no surface water bodies located on the Site. Rancocas Creek is located approximately 2,260 feet to the southwest.

## 1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance ("exposure point"); and
- An "exposure route", such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

1. **Direct contact with Soil.** Soil might be handled by occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which includes excavation and offsite disposal of certain contaminated soils. Residual risk related to this pathway will be eliminated with engineering and institutional controls.
2. **Direct Contact with, or Ingestion of, Groundwater.** There are no current or anticipated future uses of onsite groundwater. In addition, an institutional control will be implemented to prevent future groundwater use.

## 2 APPLICABLE LAWS AND CLEANUP STANDARDS

All site remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E. The most current versions of the NJDEP Technical Guidance documents will be referenced, including:

- *Historic Fill Guidance Document*,
- *Capping of Sites Undergoing Remediation*,
- *Presumptive and Alternate Remedy Guidance Technical Guidance Document*, and
- the various other NJDEP guidance documents applicable to the project.

The reference remediation standards for soil will be NJDEP's current version of published numeric values for Non-Residential Direct Contact Soil Remediation Standards (NRDCSRS), NJDEP's Residential Direct Contact Soil Remediation Standards (RDCSRS), and Impact to Groundwater Soil Remediation Standard (IGWSRS).

The reference remediation standards for groundwater will be the current version of Class II-A Specific Groundwater Quality Criteria (GWQC) published in *Groundwater Quality Standards* (N.J.A.C 7:9C).

The effective implementation of the applicable laws and guidance will be managed and overseen by a LSRP, to be retained for the site by the Township of Hainesport. Any Response Action Outcome (RAO, i.e., NFA-equivalent) for the site will be issued by the LSRP. Project reports, RAOs, etc. will be submitted on behalf of the Township of Hainesport to the NJDEP, which retains the authority to audit the project and/or review and potentially reject any documents submitted.

### 3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable remediation alternatives that were considered in response to the environmental contamination issues at the site. The following potential remedial alternatives were considered:

- Alternative No. 1) Institutional and Engineering Controls,
- Alternative No. 2) Removal of contaminated soils site-wide, and
- Alternative No. 3) No action.

The following evaluation criteria were considered in comparing the remedial alternatives.

- A. Effectiveness in providing compliance with NJDEP regulations and increased protectiveness to public health and the environment;
- B. Implementability of the considered alternative;
- C. Cost of the considered alternative; and
- D. Sustainability and Resilience considerations.

#### 3.1 Alternative No. 1 - Institutional and Engineering Controls

Under this alternative, the remedial action will include hot-spot remediation, followed by installation of permeable and impermeable caps as Engineering Controls, and recording of a deed notice and a classification exemption area (CEA) as Institutional Controls. This combination of remedies will prevent exposure to residual site contaminants. Work will be performed by a qualified remediation contractor procured in accordance with all applicable local, state, and federal requirements.

Further details of the remediation plan would include:

- Design and installation of a dewatering, treatment and discharge system. Water generated from dewatering will be transported off-site unless a suitable discharge location, such as existing sewer infrastructure can be found on-site or nearby. If existing infrastructure can be accessed, water generated from dewatering will be

treated by an onsite system to meet parameters established by the NJDEP Division of Water Quality and then discharged to this location.

- An estimated total of 1,000 tons of contaminated soil will be removed from the former earthen dike and unlined lagoon areas and disposed of off-site. The task will also include post-excavation sampling and analysis and the emplacement of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- An engineered cap will be designed and installed, to provide a barrier to the contaminants in site soils. The cap will be comprised of a mixture of permeable (e.g., imported clean soil) and low permeability (e.g., paved areas and new building structures) materials, and will be installed in any areas of the site in which soil contaminants remain at concentrations above NJDEP soil remediation standards.
- The ongoing protectiveness of the engineering controls will be ensured by development of, and adherence to, an Operation and Maintenance Plan. Ongoing operation and maintenance of the cap will be performed. If a vapor barrier and/or sub-slab depressurization system is required for future residential use of the site, indoor air sampling will be necessary to test the effectiveness of the barrier system.
- The Institutional Controls will consist of a deed notice attached to the deed in perpetuity. The deed notice will provide notice of the contaminants and the concentrations that were left in place, and controlled by the Cap. In addition, a 30 year Classification Exception Area (CEA) will be established to prohibit groundwater use on the site.

Selection of this alternative will result, upon completion, in restricted future use of the site.

### **3.1.1 Effectiveness**

The Institutional and Engineering Controls approach does not physically remove all site soil and groundwater contaminants. However, this alternative would effectively achieve project remediation goals by:

- Achieving technical and administrative compliance with the NJDEP site remediation regulations;
- Disruption of the pathway of contaminated soils to the outside environment. Although the contamination still exists, the soil cap and CEA will significantly reduce the potential of human exposure.
- Provide notice of site environmental conditions to future site owners, occupants, and the general public by means of the Deed Notice.

### **3.1.2 Sustainability and Resilience**

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of

wastewater to be disposed, reduce volume of materials to be taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.

This alternative limits excavation of site soil, with the exception of the "hot spots", and transport by truck to offsite disposal facilities, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

### **3.1.3 Implementability**

Cap placement is easily and rapidly implementable because it involves relatively simple technology and equipment. This type of remedy is a widely used and readily accepted alternative for remediating and encapsulating contaminated soils. The Township of Hainesport and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites. The deed notice and CEA, prepared in accordance with NJDEP guidance and template, are relatively routine administrative submissions.

### **3.1.4 Operation and Maintenance**

Operation and Maintenance on the installed soil cap should include the following:

- Routine inspections
- Vegetation maintenance (grass mowing and weed control)
- Written O&M Plan that includes a discussion including but, not limited to; soil cover maintenance, reporting, maintenance agreement, a utility plan should future utilities or building be proposed at the Site, and fence maintenance (if applicable).

### **3.1.5 Institutional Controls**

This alternative will require the following Institutional Controls:

- A Deed Notice is required because some low level contaminants above the RDCSRS and NRDCSRS are expected to remain below the soil cap. A Deed Notice is required to document the extent of contamination and the engineering controls and will be issued pursuant to N.J.A.C 7:26E-6.1(B).
- All required NJDEP permits, reporting, and inspection requirements.
- A CEA for groundwater.

### **3.1.6 Cost**

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and LSRP, and LSRP review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;



- 3) Prepare project specifications and bid documents;
- 4) Prepare Quality Assurance, and Health and Safety deliverables;
- 5) Conduct procurement process;
- 6) Conduct Remedial Investigation activities for Delineation of PCBs, VOCs, PAHs and metals;
- 7) Conduct indoor air sampling (if warranted) post-construction (costs for vapor barrier and/or sub-slab depressurization system not included);
- 8) Design and install dewatering systems;
- 9) Preliminary excavation and removal of hot spots;
- 10) Procurement and testing of clean fill cap materials;
- 11) Emplacement of a permeable cap over impacted areas of the site (costs for low permeability cap not included);
- 12) Site restoration, including vegetative cover;
- 13) Prepare Deed Notice;
- 14) Prepare Soil Remediation Permit;
- 15) Prepare Remedial Action Workplan;
- 16) Prepare Remedial Action Report, Response Action Outcome and other regulatory reporting requirements.

The estimated cost for this cleanup alternative is \$600,000. The USEPA cleanup grant contribution would be \$500,000. The Township of Hainesport cost share would provide the remaining \$100,000 from other funding sources including \$30,000 worth of in-kind services, estimated at \$10,000/year, for project management and community outreach.

### **3.2 Alternative No. 2 - Removal of Impacted Soil Site-wide**

Under this alternative, the remedial action will consist of removal of 4,500 tons of contaminated soil to native materials, estimated to be at a depth of 10 to 20 feet in varying locations across the site, and replacement with clean soil fill. Selection of this alternative is expected to result, upon completion, in unrestricted future use of the site. No engineered cap would be installed, as no contaminated materials would remain on site. No Institutional Controls would be needed as removal of impacted soil is expected to remediate groundwater.

#### **3.2.1 Effectiveness**

This alternative would be immediately effective by removal of the potential continuing contaminant sources associated with historic use of the site. The remedial action should result in unrestricted use of all areas of the site.



### 3.2.2 Sustainability and Resilience

The "Removal of Impacted Soil Site-wide" alternative compares unfavorably to Alternative 1 (described in Section 3.1) with regard to sustainability metrics. The approach would result in increased energy use, greenhouse gas emissions, and landfill disposal volume. It is expected to compare favorably to Alternatives 1 and 3 in resilience metrics, such as the continuing protectiveness of the remedy in light of reasonably foreseeable changing climate conditions.

### 3.2.3 Implementability

This alternative is feasible and implementable. This approach will involve the work elements described in Section 3.1, with the exception of the emplacement of a clean soil cap and deed notice, plus these additional elements:

- 1) Excavation of site soil to a depth of approximately 10- 20 fbg, and transport to an appropriately licensed disposal facility.
- 2) Backfill of all excavated areas with clean soil fill.

### 3.2.4 Operation and Maintenance

This approach, upon successful implementation, would allow for unrestricted use of the site. No ongoing operation and maintenance of remedial systems would be required.

### 3.2.5 Institutional Controls

This approach, upon successful implementation, would provide for the removal of all contaminated soil from the site. No Deed Notice is required. As the current presence of contaminated soils is the presumed reason that a groundwater CEA may be required under other scenarios, a CEA would not be required if the contaminated soil is removed from the site.

### 3.2.6 Cost

To implement this strategy, approximately 4,500 tons of soil would be excavated, disposed, and replaced with clean fill. Total project costs for this alternative are estimated at \$892,230.

## 3.3 Alternative No. 3 - No Action

If no environmental cleanup remedy were performed at this site:

- The site would remain out of compliance with NJDEP's regulations;
- Expanded site investigation and risk assessment activities would be needed to further define site conditions and potential risks, and to evaluate the potentially completed exposure pathways described in Section 1.6.

### **3.3.1 Effectiveness**

The “no action” alternative is not effective in that it does not provide for compliance with NJDEP regulations and it fails to provide for the beneficial reuse of the site.

### **3.3.2 Sustainability and Resilience**

The “no action” approach would not meet project remediation goals because the contamination would remain in place, untreated, and without a barrier. As such, the “no action” approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

### **3.3.3 Implementability**

The “no action” alternative is technically feasible, although the presence of untreated soil and groundwater contaminants would not be in compliance with NJDEP regulations.

### **3.3.4 Operation and Maintenance**

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the Site.

### **3.3.5 Institutional Controls**

Because there is no remedy implemented, there would be not institutional controls at the Site.

### **3.3.6 Cost**

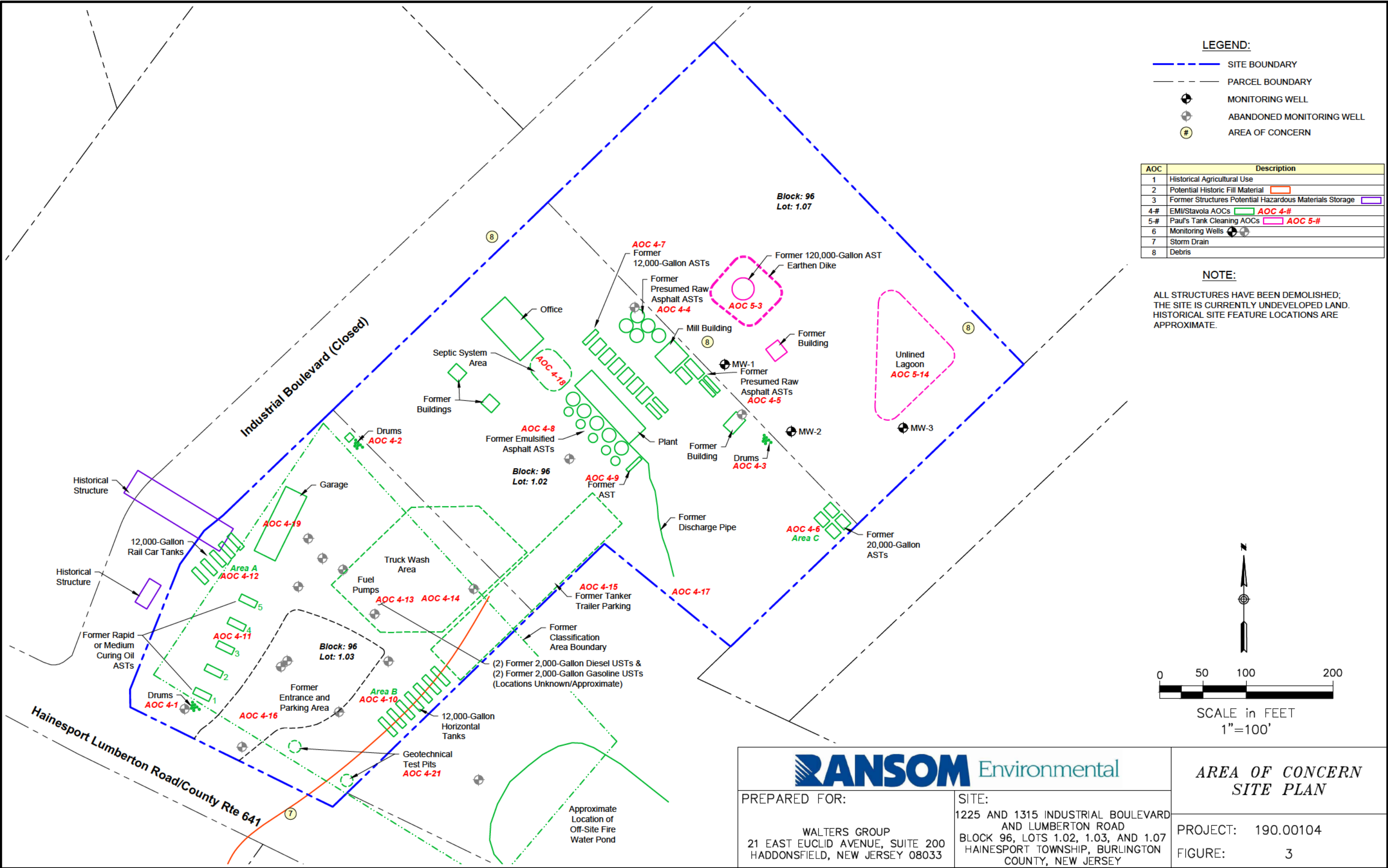
There would be no costs associated with this alternative.

### **3.4 Preferred Alternative**

The preferred alternative is Alternative No. 1- Institutional and Engineering Controls. Soil excavation is a proven method, easily and quickly implementable, environmentally effective, and cost-effective. Excavation equipment is readily available. Soil excavation and emplacement of a cap, along with implementation of a groundwater CEA, is accepted by the NJDEP as a remedy for soil contamination. This remedy can be readily completed within the timeframe of the USEPA Brownfields Grant.

**Attachment A**  
**Site Location Map**







**Attachment 2.4**

**Documentation of  
Community Notification**



Assisted Listening  
Available

**HAINESPORT TOWNSHIP COMMITTEE  
MINUTES  
October 13, 2020  
7:00 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of October 13, 2020 was included in a meeting notice sent to the Burlington County Times and Courier Post On January 8, 2020 and advertised in said newspapers on January 10, 2020, and January 11, 2020 respectively posted on the bulletin board in the municipal building on January 9, 2020 and has remained continuously posted as required under the Statute. Instructions for internet access of the meeting was posted on our website, bulletin boards and main doors the Friday before the meeting. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

**1. CALL TO ORDER**

**2. FLAG SALUTE**

- 3. ROLL CALL** - present were Mayor MacLachlan, Committeewoman Schneider, Committeeman Costa, Committeewoman Gilmore and Committeeman Clauss. Also present were Township Clerk/Administrator Paula Kosko and Attorney John Gillespie.

**4. MINUTES**

**A. APPROVAL OF REGULAR COMMITTEE MINUTES OF SEPTEMBER 8, 2020**

**Motion: Committeeman Costa. Second: Committeeman Clauss. All yes.**

**B. APPROVAL OF EXECUTIVE SESSION MINUTES OF SEPTEMBER 8, 2020**

**Motion: Committeeman Clauss. Second: Committeewoman Schneider. All yes.**

**5. REPORTS**

**A. Tax Collector** – September 2020, 3<sup>rd</sup> Quarter Ending September 2020

**B. Code Enforcement** – September 2020

**C. Fire Official** – September 2020

**D. Construction** – September 2020

**E. Emergency Services Reports** – September 2020

The Fire Official and Fire Department Reports were not included.

**Motion: Committeewoman Schneider. Second: Committeeman Clauss. All yes.**

## 6. DISCUSSION/PRESENTATION

- A. Presentation of Proclamation to Lotus Bakay – National American Miss New Jersey

**Miss Bakay** introduced herself. She told the Committee she would like to become an astronaut when she grows up and make New Jersey proud. **Mayor MacLachlan** read the Proclamation highlighting her accomplishments.

There was a 10-minute recess for refreshments. **Mayor MacLachlan** opened the meeting back up commenting on the Food Truck Festival held last weekend. He said **Donna Casey** did a great job and it was a wonderful event.

- B. Public Hearing on US Environmental Protection Agency Brownfields Cleanup Grant Application for the Property Formerly Operated by Paul's Tank Cleaning Service located at Block 96 Lot 1.07

**Administrator Kosko** explained that as a requirement of the Grant Application, we need to hold a Public Hearing. This is the third attempt to secure EPA funding to do clean up and remediation at Paul's Tank Farm. To recap the site and project, Paul's Tank Farm is a three-acre property that the Township encumbered some time ago through tax foreclosure. The property was used for cleaning tanks from schools and the Philadelphia Naval Station. There is contamination that has been identified. Two areas of concern were previously remediated. The Township received, at the request of DEP, EPA funding for that cleanup. However, there are 16 other identified Areas of Concern that need to be remediated. This Grant request, which is being written by BRS, gratis, is for us to secure a \$500,000 EPA Grant to do the remediation and the cleanup with \$100,000 matching funds from other resources. This will help the Township redevelop the area. It is already part of a Redevelopment Designation Area. Without this cleanup funding, the proposed site will remain vacant and underutilized, potentially blocking the successful redevelopment of a significant portion of this redevelopment area. These vacant sites represent lost opportunities for commerce, jobs, and ratables for the town. We are really hoping to get this competitive grant. **Ken Montgomery**, 3 Wilkins Road - asked for the property address. Ms. Kosko responded 1225 Industrial Blvd. It is landlocked behind two privately owned parcels - Traprock and StaSeal, then it is Paul's Tank Farm, then Hainesport Commerce Center. **Mike Dutcher**, 106 Mason Woods Lane asked if this is commercial or residential property. **Mayor MacLachlan** said an affordable housing group was interested, but due to the contamination we have no buyer now. **Solicitor Gillespie** added that we would

do a Redevelopment Plan when there is an interested party and then choose how to develop the property. Ms. Kosko said we would have a period of three years to get it cleaned up as stated in the grant request.

- C. 2020 Best Practices Questionnaire (Inventory results and the certification by the Chief Administrative and Chief Financial Officers, respectively, must be stated in the minutes of said public meeting).

**Administrator Kosko** said the State revised the questions this year. Some of the core competency categories of the municipality including personnel, budget, cyber security, transparency, ratables and COVID-19 response. Many categories were not scored, but we still had to answer those questions. Our score was significantly high enough to receive 100% of state aid funding again this year.

**7. COMMENTS FROM THE PUBLIC – Agenda items only  
(Comments are limited to 5 minutes)**

**Anna Evans**, 63 Parry Drive – asked about the payment for the road project on Parry Drive. The roads look great, but there were mistakes made, including gaps with walkways and driveways. She wanted to know who paid to fix these mistakes. **Ms. Kosko** answered that the construction company pays for those repairs. We currently have a retainage of approximately \$70,000 had been withheld to pay for any corrections that need to be done. There is also a maintenance bond that must be posted that covers any problems we might have for two years. It is all part of the contract.

**8. ORDINANCES**

- A. **ORDINANCE 2020-7** – Comprehensive Ordinance Amending the Township Code as Part of the Township’s Codification Process **(Public Hearing and Final Adoption)**

**Mayor MacLachlan** explained that this ordinance is an update to our laws from Chapter 1 to 79 of our Code Book. He commended the effort. **Mr. Gillespie** added that next we will be updating Chapters 85 – 100.

**Motion: Committeeman Clauss. Second: Committeewoman Gilmore. All yes.**

9. **CONSENT RESOLUTIONS** - These items will be adopted simultaneously in one vote unless a member of the governing body wishes to separately discuss an item(s).

- A. **RESOLUTION 2020-150-10**– Authorizing Advertisement Request for Qualifications for Professional Services
- B. **RESOLUTION 2020-151-10** – Authorizing Release of Performance Bond and Inspection Escrow for Hainesport Enterprises
- C. **RESOLUTION 2020-152-10** – Approving Firefighters into the NJ State Firemen’s Association



**D. RESOLUTION 2020-153-10 - Authorizing Renewal of Liquor License**

**Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes on Resolutions 150 and 152.**

**Committeeman Clauss abstained on Resolution 151 and Committeeman Costa abstained on Resolution 153.**

**10. RESOLUTIONS**

**A. RESOLUTION 2020-154-10 – Adopting Amendment to Hainesport Township Open Public Meetings Policy**

**Mr. Gillespie** stated that New Jersey had adopted emergency regulations regarding meetings with specific guidelines for us to follow.

**Motion: Committeewoman Gilmore. Second: Committeeman Clauss. All yes.**

**B. RESOLUTION 2020-155-10 – Authorizing Change Order No. 1 and Final Payment for CDBG Miscellaneous Concrete Sidewalk & Curb Improvements to Deckers Hardscaping & Landscaping, Inc.**

**Motion: Committeewoman Gilmore. Second: Committeewoman Schneider. All yes.**

**C. RESOLUTION 2020-156-10 – Authorizing Release of Performance Guarantee and Acceptance of Maintenance Bond for Deckers Hardscaping & Landscaping for CY19 CDBG Miscellaneous Concrete Sidewalk and Curb Improvements**

**Motion: Committeeman Costa. Second: Committeeman Clauss. All yes.**

**D. RESOLUTION 2020-157-10 – Awarding Contract for Submission of Grant Application from the HDSRF/Public Entity Program for HITCO Redevelopment Site at Creek Road and Route 38 East**

**Mayor MacLachlan** stated that we have had grants for this cleanup project, so we have not had to use Township money. **Ms. Kosko** added that the level of contamination had reached the second water bearing zone. This project is contingent upon approval with DEP, however we do have conversations with DEP before the grant is submitted. They are aware of where we are in testing with the project and it is quasi pre-approved before we make the application. This is to continue the testing of the second water bearing zone. It will be to install two monitoring wells on the north side of Route 38 (westbound side). It will also include the monitoring of the wells, surveying, and lab results. It is for a total of \$90,720. Ms. Kosko feels very strongly that this will be the last round of testing. It could take one to two years.

[illegible]

**State of New Jersey**

**County of Burlington**

**NOTICE**

**US Environmental  
Protection Agency**

**Brownfields Cleanup  
Grant Application**

The Township of Hainesport is applying for a US Environmental Protection Agency (EPA) Brownfields Cleanup Grant for the property formerly operated by Paul's Tank Cleaning Service. In accordance with EPA's community notification policies, a community meeting is being held to discuss the grant application and to solicit public comments on the application and the proposed use of funds. The meeting will be held on Tuesday October 13, 2020 at 7:00pm at Hainesport Township Municipal Building, 1401 Marne Highway, Hainesport, NJ. Copies of the draft application, including the draft EPA-required Analysis of Brownfield Cleanup Alternatives document will be available for public review and comment before the meeting and at the Township's offices during business hours between October 6 and 20, 2019. If unable to attend, any questions or comments regarding the EPA grant application, including requests to view application drafts, should be directed to Laura Burnham at BRS, Inc. at 856-964-6456 (X 6866).

Adv. Fee: \$26.68  
BCT: September 20, 2020  
Aff. Chg.: \$20.00 7361159

**} SS.**

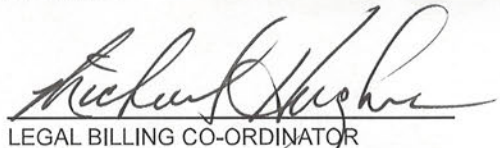
BRS INC  
PO BOX 2293  
MEDFORD LAKES, NJ 08055

6096673269  
0007361159-01

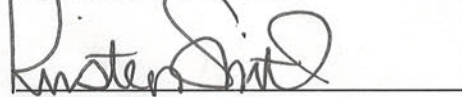
Michael Hughes being duly sworn or affirmed according to law, deposes and says that he/she is the Legal Billing Coordinator of the BURLINGTON TIMES, INC. Publisher of the "Burlington County Times" and that a copy of a notice published in such paper on

September 20, 2020

appears hereto, exactly as published in said newspaper

  
LEGAL BILLING CO-ORDINATOR

Sworn and subscribed to before me this 22nd day of September 2020 A.D.

  
Kristen Smith

My commission expires on  
October 30, 2022



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## Camden County

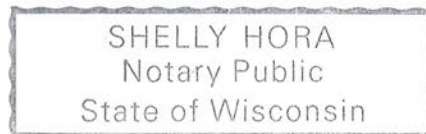
Of the **Courier Post**, a newspaper printed in Cherry Hill, New Jersey and published in Cherry Hill, in said County and State, and of general circulation in said county, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

09/25/2020 A.D 2020

  
Notary Public State of Wisconsin County of Brown

My commission expires 9-25-23

**Ad Number: 0004383251**



## Public Notice

**US Environmental Protection  
Agency  
Brownfields Cleanup Grant  
Application**

The Township of Hainesport is applying for a US Environmental Protection Agency (EPA) Brownfields Cleanup Grant for the property formerly operated by Paul's Tank Cleaning Service. In accordance with EPA's community notification policies, a community meeting is being held to discuss the grant application and to solicit public comments on the application and the proposed use of funds. The meeting will be held on Tuesday October 13, 2020 at 7:00pm at Hainesport Township Municipal Building, 1401 Marne Highway, Hainesport, NJ. Copies of the draft application, including the draft EPA-required Analysis of Brownfield Cleanup Alternatives document will be available for public review and comment before the meeting and at the Township's offices during business hours between October 6 and 20, 2019. If unable to attend, any questions or comments regarding the EPA grant application, including requests to view application drafts, should be directed to Laura Burnham at BRS, Inc. at 856-964-6456 (X 6866).  
(\$28.04)

0004383251-01

# COURIER-POST

PO Box 677304  
Dallas, TX 75267-7304

**Agency:**

BRS, INC.  
P.O. BOX 2293  
MEDFORD, NJ, 08055

**Client:**

BRS, INC.  
P.O. BOX 2293,  
MEDFORD, NJ 08055

**Acct:** 8569646456BRSI

Acct No: 8569646456BRSI  
**This is not an invoice**

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0004383251	EPA PUBLICNOTICEUSENVIROMENTALPROTECTIONAGENCYBFINFIELDSCLEANUPGRANTAPPLICATIONTHETOWNSHIPOFHASPORTISAPPLYINGFORAUSENVIROMENTALPROTECTI	1 col x 41 lines		\$28.04
		Affidavit of Publication Charge	1	\$30.00
		Tearsheet Charge	0	\$0.00
		Net Total Due:		<b>\$58.04</b>

**Run Dates:** 09/25/2020

Check #: \_\_\_\_\_

Date: \_\_\_\_\_

CERTIFICATION BY RECEIVING AGENCY  
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATION BY APPROVAL OFFICIAL**

I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CLAIMANT'S CERTIFICATION AND DECLARATION:**

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 09/25/2020

Federal ID #: 061032273

Signature: \_\_\_\_\_

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

HAINESPORT TOWNSHIP

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0504460950000

d. Address:

\* Street1:

1401 Marne Hwy

Street2:

PO Box 477

\* City:

Hainesport

County/Parish:

\* State:

NJ: New Jersey

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

08036-0477

e. Organizational Unit:

Department Name:

Hainesport Township

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

\* First Name:

Paula

Middle Name:

Louise

\* Last Name:

Kosko

Suffix:

Title:

Administrator/Municipal Clerk

Organizational Affiliation:

\* Telephone Number:

(609) 267-7114

Fax Number:

(609) 261-4762

\* Email:

pkosko@hainesporttownship.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

### \* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-SF 424 areas affected.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Hainesport Township FY21 US Environmental Protection Agency Brownfields Cleanup Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

NJ-3

\* b. Program/Project

NJ-3

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2021

\* b. End Date:

09/30/2024

**18. Estimated Funding (\$):**

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Ms.

\* First Name:

Paula

Middle Name:

Louise

\* Last Name:

Kosko

Suffix:

\* Title:

Administrator/Municipal Clerk

\* Telephone Number:

(609) 267-7114

Fax Number:

(609) 261-4762

\* Email:

pkosko@hainesporttownship.com

\* Signature of Authorized Representative:

Alisa Goren

\* Date Signed:

10/28/2020